



Tolmers Gardens, Cuffley

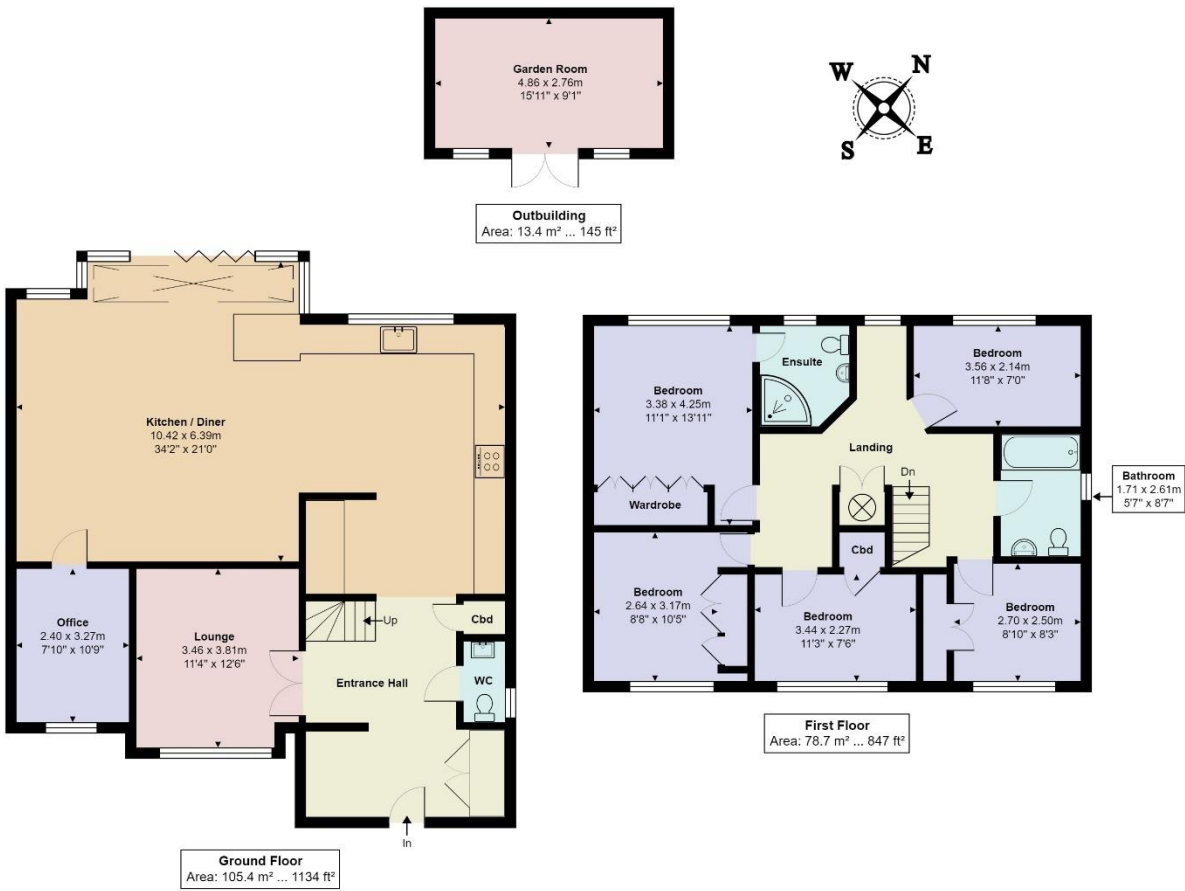


- CUL-DE-SAC LOCATION
- 5 BEDROOMS
- OPEN PLAN LIVING
- SUPER ROOM
- EN-SUITE SHOWER ROOM
- FABULOUS GARDEN
- GARAGE OFF STREET PARKING
- CLOSE TO STATION

Tolmers Gardens
Cuffley EN6 4JE

This impressive 5 bedroom detached family home has undergone major refurbishment in recent years, creating a modern, contemporary living space. A spacious super room combines the kitchen, living, and dining area, enhanced by bi-folding doors. The wonderful home also features two additional reception rooms, a cozy living room, a study, and a convenient downstairs cloakroom. Upstairs, you'll find five generously sized bedrooms. The master bedroom includes an en-suite shower room, and there is also a family bathroom. The property boasts a large south-westerly facing garden, offering a tranquil outdoor space.

Tolmers Gardens is a turning off Tolmers Road which in turn is off Station Road and within a short walk of Cuffley's mainline railway station with direct services to Finsbury Park, Highbury & Islington and London Moorgate. There is a nearby primary school and Goffs secondary school is approx 10 minutes by car. Cuffley village has a good range of 'everyday' shops and is ten minutes from the M25 - Junction 24 - Potters Bar and 15 minutes from Brookfield Retail Park (Marks and Spencer, Tesco, Boots etc).



Tolmers Gardens, Cuffley, Potters Bar, EN6 4JE

Total Area: 197.5 m² ... 2126 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	Potential
67	82
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Current	Potential
60	77
England, Scotland & Wales	
EU Directive 2002/91/EC	