



Tolmers Gardens, Cuffley



- DOOR STEP OF VILLAGE AND STATION
- HUGE POTENTIAL TO EXTEND STPP
- 2 RECEPTION ROOMS
- OPEN PLAN KITCHEN



- 5 BEDROOMS
- GARAGE AND OFF STREET PARKING
- SOUTH FACING GARDEN
- PRIVATE DIRECT ACCESS TO VILLAGE FROM GARDEN

Tolmers Gardens
Cuffley EN6 4JE

****FABULOUS LOCATION** PRIVATE DIRECT ACCESS TO VILLAGE FROM GARDEN** 5 BEDROOMS**STUNNING LARGE GARDEN**** A beautifully presented 5 bedroom detached family home set on the door step of Cuffley village making access to the shops and train station extremely quick and easy. The spacious property is set on a quiet cul-de-sac location right at the beginning of Tolmers Road. The overall plot size is very impressive, and as such offers great scope to extend stpp. There is also a huge benefit having private gated access from the back garden straight into Cuffley village with its array of amenities. The accommodation consists of: Entrance hallway, living room, open plan kitchen living/dining room, utility room and downstairs shower room. Upstairs there are 5 bedrooms with a family bathroom. Large south facing garden with 2 large new sheds/summer house. Garage and off street parking.

The property is minutes from Cuffley village and train station with fast regular access to London’s Finsbury Park, Kings Cross, and Moorgate. Cuffley Village offers a host of amenities including restaurants and shops and there is a choice of schooling in the area. There is also good access nearby to the major road links of the M25 and A10.



Tolmers Gardens, Cuffley, Potters Bar, EN6 4JE

Total Area: 157.7 m² ... 1698 ft²
All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		