



1 TOLMERS MEWS, NEWGATE STREET SG13 8RG

Guide Price £650,000 | Freehold

ANDREW WARD EST. 1988
ESTATE AGENTS



Property Overview

A stunning two double bedroom lodge forming part of a former Georgian coach house with beautiful gardens, stunning communal grounds and gated entrance. Situated in a pretty mews the property offers versatile living space comprising entrance hall, spacious living room with feature exposed brick work, fitted kitchen, two good size double bedrooms one with built in wardrobes and the other with French doors to garden and modern fully tiled bathroom. To the rear are beautiful cottage style gardens with an abundance of flowers and plants with rear gated pedestrian access. Approached by an electric gated entrance the property forms part of a glorious former Georgian estate with use of wonderful mature communal grounds.



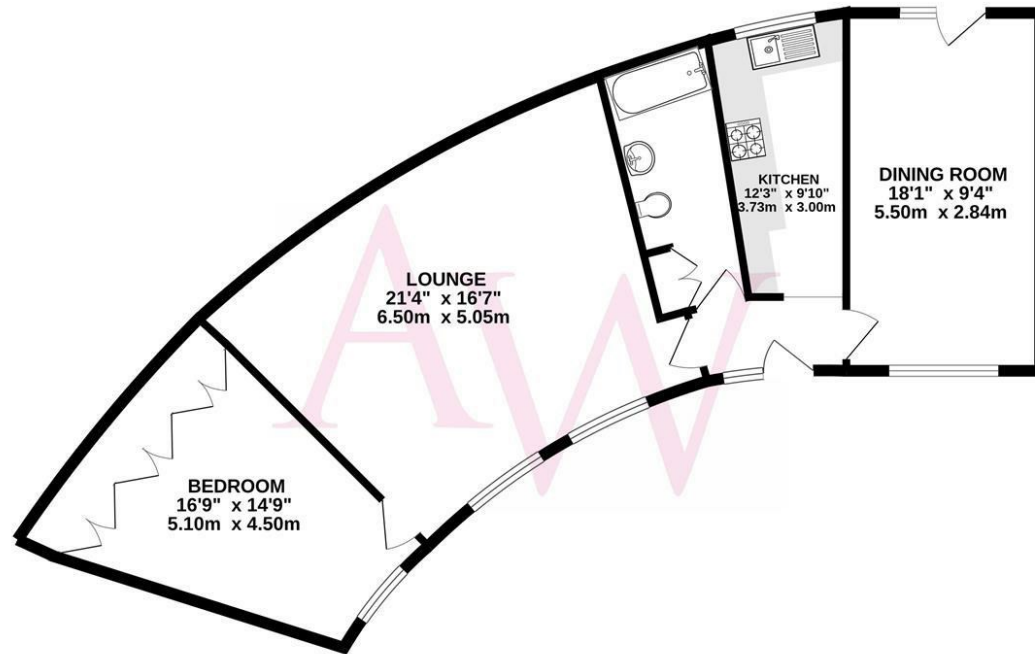
Property Features

- Entrance Hall
- Living Room: 21'4 x 16'7
- Kitchen: 12'3 x 9'10
- Beautiful Garden
- Private Mews Setting
- Master Bedroom: 16'9 x 14'9
- Bedroom Two: 18'1 x 9'4
- Luxury Bathroom
- Gated Entrance
- Wonderful Mature Communal Grounds

Agents Notes

The property boasts a wealth of period charm and character throughout along with being set in an idyllic country house setting. All mains utilities apply with parking areas and pretty courtyard gardens approach. Situated within a short drive of Cuffley, Brookmans Park & Potters bar with there main line train services into London.

GROUND FLOOR
843 sq.ft. (78.3 sq.m.) approx.



TOTAL FLOOR AREA: 843 sq.ft. (78.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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