



JR Sales & Letting

**Tolmers Gardens
Cuffley**



**£479,995
Leasehold**

Offered Chain Free is this Charming 2-Bed Top Floor Apartment with private Balcony near Cuffley Train Station. This stunning home offers a spacious living area, modern kitchen with high-end appliances, lift, parking, ensuite shower, and Fitted Wardrobes. Enjoy the village's amenities & easy commute into London. Don't miss this opportunity! Contact us to view.

- **2 Double Bedroom Apartment in the heart of Cuffley village**
- **Private balcony with views over the communal gardens**
 - **Spacious living area, perfect for entertaining. Fitted Wardrobes in both Bedrooms**
 - **Modern kitchen with high-end appliances and ample counter space**
 - **Lift and allocated parking space included**
- **Superb Bathroom & Ensuite shower room with Underfloor heating**
- **Easy access to popular restaurants, boutique shops, and cafes in the village**
- **Short walk to Cuffley train station for easy commuting and exploring nearby towns**
 - **The apartment is offered chain-free**
- **The location offers a perfect combination of village charm and convenient transportation options for commuting or exploring the area.**

Communal Entrance

Video entrance system. Lift and stairs.

Entrance

Hardwood entrance door to the:-

Hallway

Inset spotlights. Laminate wooden floor. Wall mounted panel for the video entrance system. Doors to:-

Large Built in Utility Cupboard

Laminate wooden flooring. Wall mounted consumer unit. Washing machine with Tumble dryer on top.

Open Plan Living Room / Kitchen

23'10 x 16'2 extends to 18'9

Three Velux double glazed windows, Two fitted with electric blinds. Range of wall and base fitted units with work surfaces over incorporating a sink with mixer tap. Eye level Neff microwave and oven. Induction hob with pop up extractor fan. Integrated dishwasher. Integrated fridge and freezer. Laminate floor throughout. Feature column radiator. Double radiator. Laminate wooden floor. Double glazed door with side windows to the:-

Balcony

Composite decking area. Balcony glass

Main Bedroom

11'3 extending too 19'2 x 13'1

Two velux windows with electrically controlled blinds. Inset spotlights. Radiator. Range of fitted wardrobes. Oak veneer pocket door into the:-

En-Suite Shower Room

Low flush W.C. with concealed cistern and push button flush. Wall hung vanity unit with mixer tap and cupboards under. Tile enclosed shower cubicle with mixer valve with hand attachment and rainhead. Inset spotlights.

Extractor fan. Part tiled walls in complimentary ceramics. Tiled floor. Mirror cabinet with lighting. Underfloor heating.

Bedroom 2

11'4 x 11'4

Velux double glazed window on the side. Velux roof skylight with rain sensor for auto closing. Radiator. Built in storage cupboard housing boiler. Fitted wardrobe.

Family Bathroom

Panel bath with glass shower screen. Mixer valve with shower attachment and rain head. Wall hung wash hand basin with cupboards under and mixer tap. Low flush W.C. with concealed cistern and push button flush. Tiled flooring and part tiled walls. Extractor fan. Chrome towel radiator. Inset spotlights. Underfloor heating.

Parking

Allocated parking space. Visitors parking including electric car charge point,

Communal Gardens

Attractive communal gardens laid to lawn with shrub and flower border with seating area. Gate with security entrance leading to the village amenities. Communal waste collection area. Bicycle storage shed.









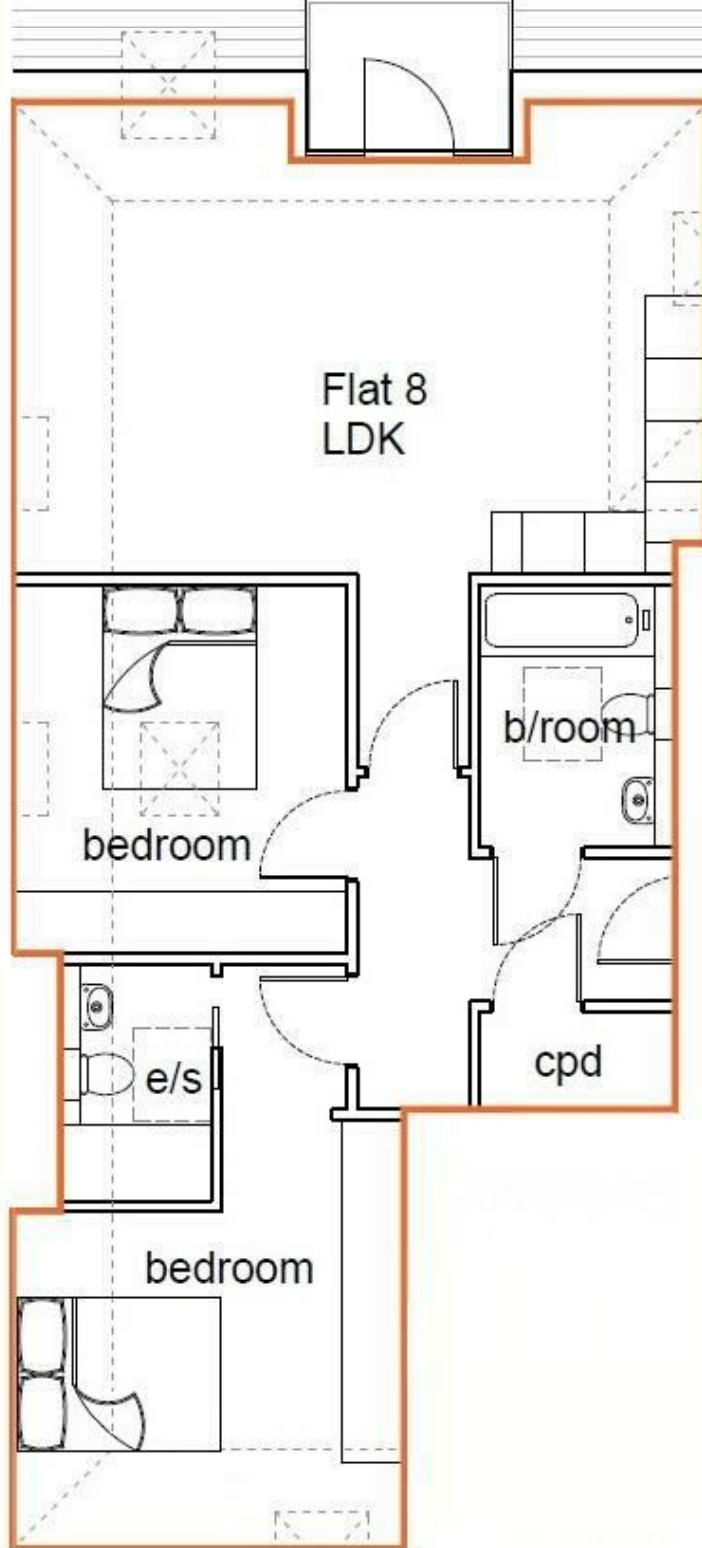
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC 