



JR Sales & Letting

**Tolmers Road
Cuffley**



**£1,200,000
Freehold**

Presenting this Character Detached House in a Desirable Location with the Owner Suited. This home is positioned in a highly sought-after location. The property boasts Four bedrooms, including an en-suite to the main bedroom, and a family bathroom. The house offers ample living space with four reception rooms, perfect for both relaxation and entertaining. The superb 100ft+ garden provides a serene outdoor retreat, while the generous frontage offers ample parking. Conveniently located less than a mile from village amenities and British Rail, this home combines the charm of a tranquil setting with the convenience of excellent transport links. Don't miss the opportunity to make this desirable property your new home.

- Owner Suited
- Desirable Location
- Four Bedrooms
- En-Suite to Main Bedroom
- Family Bathroom
- Four Reception Rooms
- Superb 100ft Garden
- Generous Frontage with Ample Parking
- Less Than a Mile From Village Amenities and British Rail
- Huge Potential

Entrance

Hardwood entrance door to the:-

Entrance Lobby

Radiator. Leaded light double glazed window to the front. Glazed Georgian style door to the Reception Hallway. Doors to:-

Downstairs W.C.

Leaded light double glazed window to the front. Low flush W.C. Wall hung wash hand basin with tiled splash back. Wood effect flooring. Extractor fan. Radiator.

Reception Hallway

17'4 x 11'3 max
Leaded light double glazed window to the side. Lacquered parquet flooring. Double radiator. Fitted cupboard. Feature brick built fireplace. Picture rail. Stairs to first floor with timber balustrade and cupboard under. Door to the:-

Reception Living Room

22'9 x 11'5
Dual aspect room with leaded light Georgian style double glazed to the front and rear. Leaded light double glazed French doors to the garden. Coving to ceiling. Picture rail. Dado rail. Brick built feature fireplace with gas coal effect fire. Two radiators with decorative covers. Glazed double doors with side windows to the:-

Dining Room

14'3 x 10'4
Leaded light double glazed windows to the rear: Double radiator. Picture rail. Dado rail. Wall lights. Glazed Georgian style door to the:-

T.V. Room

11'1 x 9'
Dual aspect room with an opaque double glazed leaded light window to the side. Leaded light double glazed windows and French doors to the rear. Double radiator. Picture rail. Sliding glazed doors into the:-

Kitchen

17'9 x 8'10
Leaded light double glazed windows to the front. Opaque double glazed door to the garden on the side. Picture rail. Ceramic tiled floor. Double radiator. Range of wall and base units with rolled edge work surfaces over incorporating a 1 1/2 bowl ceramic sink with mixer tap and drainer. Breakfast bar. Four ring gas hob with pull out extractor fan over. Built in oven. Space and plumbing for dishwasher and washing machine. Tiled splash backs. Space for tall fridge freezer.

Landing

11'1 x 10'4 max
Feature leaded light double glazed window to the front. Picture rail. Large landing area with double radiator and fitted

wardrobe. Access to loft space. Built in cupboard housing immersion cylinder. Doors to:-

Main Bedroom

11'2 extending to 14' into the recess x 12'
Leaded light double glazed window to the rear. Double radiator. Inset spotlights to ceiling. Built in storage cupboard/wardrobe. Fitted wardrobes with a folding door leading to a:-

En-Suite

Opaque double glazed leaded light window to the side. Radiator. Suite comprising of panel bath with Georgian style mixer tap and shower attachment. vanity wash hand basin with cupboards under. Bidet with mixer tap. Low flush W.C. Tile enclosed shower cubicle with electric shower. Extractor fan. Wall cabinet mirror fronted with light and shaver point. Extensively tiled walls.

Bedroom 3

13'8 x 8'2
Leaded light double glazed window to the rear. Double radiator. Plantation shutter.

Bedroom 2

11'5 x 12'4
Leaded light double glazed window to the rear. Double radiator. Range of fitted wardrobes.

Bedroom 4

11'1 x 9'6
Leaded light double glazed window to the front. Double radiator.

Family Bathroom

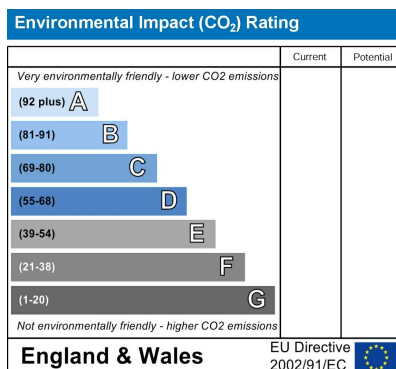
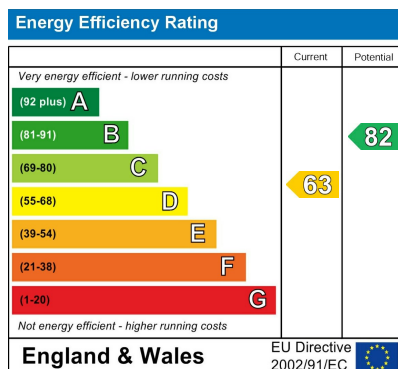
Dual aspect leaded light opaque double glazed window to the side and front. Low flush W.C. Pedestal wash hand basin. Panel bath with electric shower over. Part tiled walls. Built in storage cupboard.

Garage

16'1 x 10'
Electric up and over door. Power and lighting. Glazed window. Courtesy door to:-

Garden

Timber shed. Large patio area. Mainly laid to lawn with mature shrub and flower borders. Crazy paved patio to rear. Summer house at the end of the garden. Side access. Security light. Water tap





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