



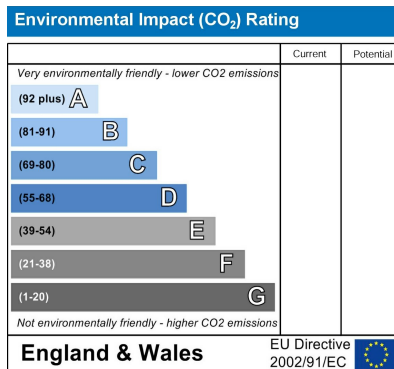
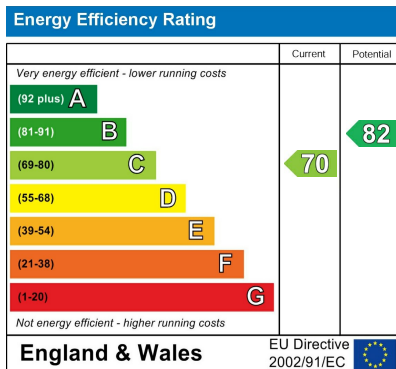
**Tolmers Road
Cuffley**



**£1,150,000
Freehold**

Located on this prestigious road in Cuffley, is this most desirable detached house which features a gated driveway finished in resin. The property offers four reception rooms and a superb outbuilding with a balcony, BBQ area, WC, and storage. There are 5/6 bedrooms, including an optional ground floor bedroom with a nearby shower room adding to the total of 5 bathrooms/shower rooms. The fully integrated kitchen boasts quartz stone worktops and a center island. Situated less than a mile from village shops and British Rail, the house also has a well-stocked, attractive garden with patio areas. Viewing is highly recommended!

- **Gated Driveway finished in Resin**
- **Four Reception Rooms**
- **Superb Outbuilding with balcony, BBQ area, WC & Storage**
- **Prestigious Road In Cuffley Close to Woods & Walks**
- **5 Bathrooms/Shower Rooms inc larger than average En-Suite to Master**
- **5/6 Bedrooms with Optional Ground Floor Bedroom with Shower room close by**
- **Fully integrated Kitchen with Quartz stone worktops & Centre Island**
- **Less than a Mile away from Village Shops & British Rail**
 - **Well stocked attractive garden with patio areas**
 - **Viewing Highly Recommended!**



Front

Gated entrance with retaining brick wall. Resin driveway with parking for multiple vehicles. Shrub and flower borders

Storm Porch

Inset spotlights. Composite double glazed opaque entrance door to the:-

Hallway

Karndean tiled floor. Two radiators with decorative covers. Stairs to first floor with oak balustrade and glass panels and cupboard under stairs housing meters. Doors to:-

Lounge

Double glazed leaded light bay window to the front. Double glazed French doors. Fitted blinds. Radiator with decorative cover. Coving to ceiling. Wooden flooring. Brick fireplace with Limestone surround, slate hearth and cast iron log burner. Fitted cupboards with oak tops. Double doors into the hallway.

Kitchen

Leaded light double glazed window to the rear. Double glazed French doors to the side. Fitted blinds. Amtico flooring. Range of wall and base fitted units with quartz worktops over incorporating and underslung 1 1/2 bowl stainless steel sink with drainer grooves and mixer tap. Eye level double oven. Built in microwave. Integrated fridge and freezer. Integrated dishwasher. Centre island with Siemen induction hob and stainless steel extractor fan over incorporating a breakfast bar. Inset spotlights. Door to:-

Utility Room

Leaded light double glazed window to the front. Radiator. Amtico tiled flooring. Wall and base fitted units. Stainless steel sink with mixer tap and drainer. Floor standing modern Worcester Bosh boiler. Plumbing for washing machine. Space for large tumble drier.

Dining Room

Glazed double doors into. Leaded light double glazed window to the side. Radiator. Moulded coving to ceiling. Wall lights. Wooden flooring.

Study / Bedroom 6

Leaded light double glazed window to the front. Coving to ceiling. Radiator. Range of fitted cupboards and wardrobes. Room could also be a ground floor 6th Bedroom, ideal for a multi generational family.

W.C./Shower Room

Leaded light double glazed window to the front. Low flush W.C. with concealed cistern and push button flush. Vanity wash hand basin with mixer tap and cupboards under. Tile enclosed quadrant shower with mixer tap and hand attachment. Extensively tiled walls. Towel radiator.

Study/Office Space

Leaded light double glazed window to the side. Ceramic tiled floor. Radiator. Door to:-

Garage Space

Up and over electric door. Fitted units. Power and lighting. Water softener.

Landing

Leaded light double glazed window to the side. Access to loft space via pull down ladder. Cupboards. Doors to:-

Master Bedroom

Leaded light double glazed window to the front. Radiator. Inset spotlights to ceiling. Extensive range of fitted wardrobes with bed recess and bedside cabinets. Matching dressing table and chest of drawers. Doors to:-

En-Suite

Larger than average en-suite with leaded light double glazed window to the rear. Chrome towel radiator. Inset spotlights to ceiling. Suite comprises of a spa bath with mixer tap and hand attachment. Low flush W.C. with concealed cistern and push button flush. Bidet with mixer tap. Semi countered sink with mixer tap and cupboards under. Walk in shower with mixer valve, hand attachment and rain head. Extensively tiled walls in complimentary ceramics. Quartz tops.

Bedroom 2

Leaded light double glazed bay window to the rear. Ceiling fan. Inset spotlights. Extensive range of fitted wardrobes, cupboards and dressing table. Mirror fronted sliding wardrobe.

En-Suite

Tiled enclosed shower cubicle with mixer valve and hand attachment. Vanity wash hand basin with cupboards under. Extensively tiled walls. Inset spotlights.

Bedroom 3

Leaded light double glazed window to the rear. Radiator. Ceiling fan.

Bedroom 4

Leaded light double glazed window to the front. Radiator. Ceiling fan. Range of fitted wardrobes and cupboards with a dressing table recess and hanging space.

Bedroom 5

Leaded light double glazed window to the rear. Radiator with decorative cover. Ceiling fan.

Family Bathroom

Leaded light double glazed window to the front. Radiator. Low flush W.C. with a push button flush. Vanity wash hand basin with mixer tap and cupboards under. Deep panel bath with mixer tap and shower attachment. Extensively tiled walls in complimentary ceramics. Ceramic tiled floor.

Shower Room

Leaded light double glazed window to the side. Low flush W.C. with push button flush. Quadrant shower cubicle with mixer valve and shower attachment. Vanity wash hand basin with mixer taps and cupboards under. Towel radiator. Inset spotlights to ceiling. Ceramic tiled floor. Extensively tiled walls with an inset mirror.

Garden

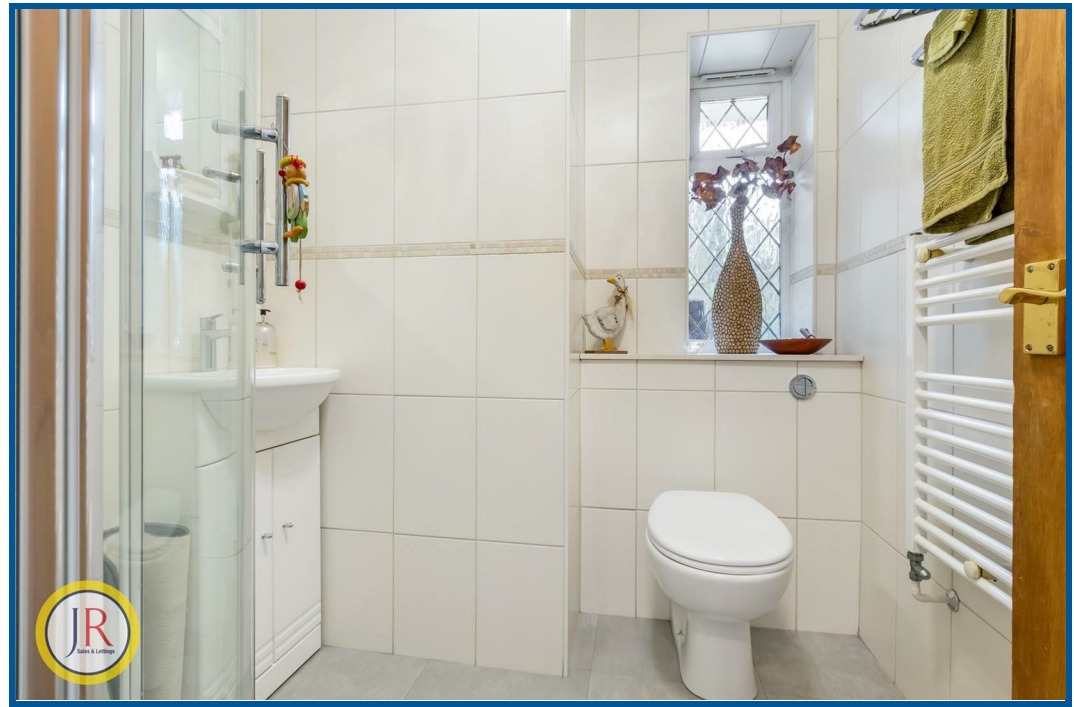
Side access on both sides. Resin patio area. Raised shrub and flower borders in old stock bricks. Inset spotlights in the soffit boards. Water tap. Attractive range of shrub and flower borders. Laid to lawn. At the rear of the garden:-

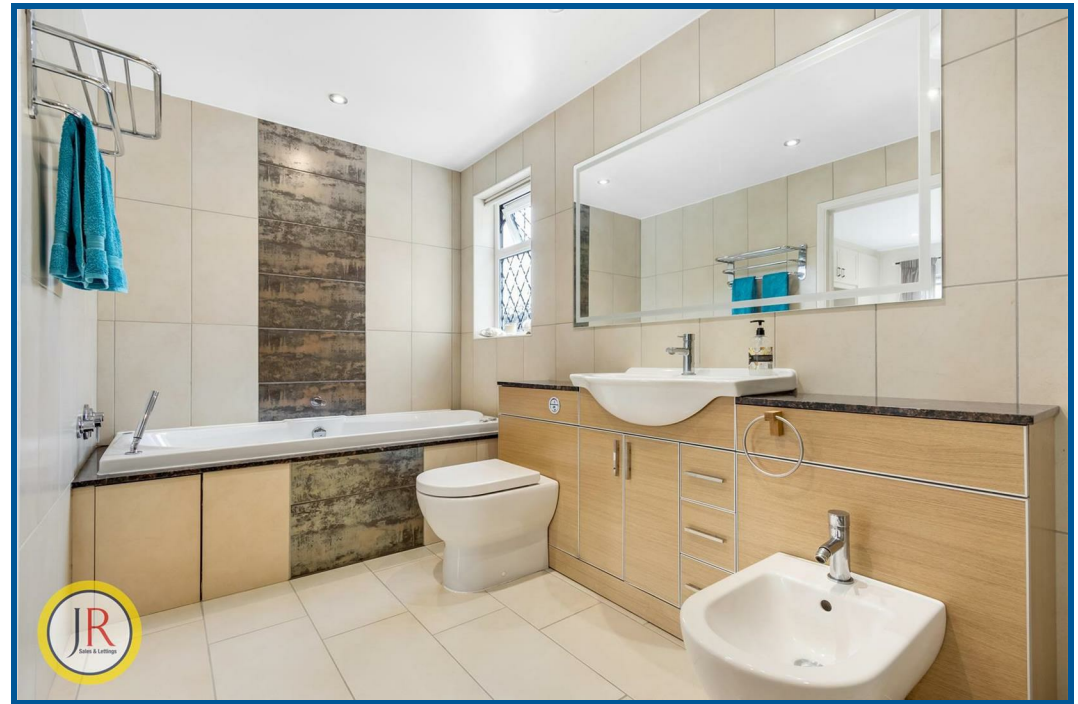
Timber Outbuilding

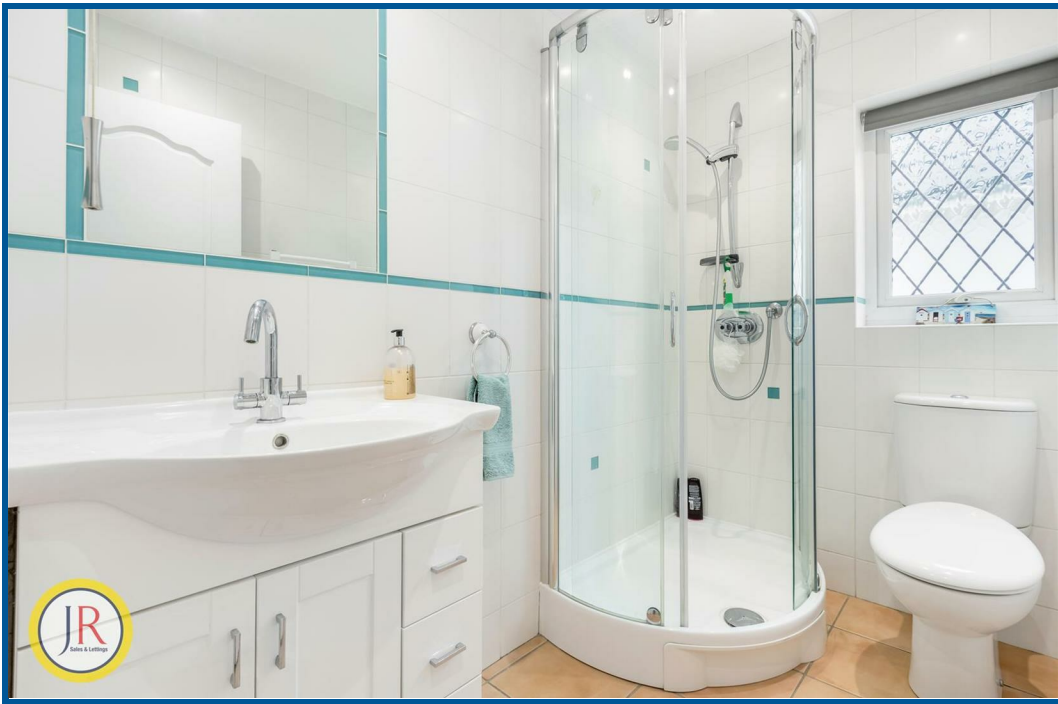
Balcony overlooking the garden. Timber shed area with double glazed windows and door. Power and lighting. BBQ area. The room has a work top with cupboards and sink. Hot water unit. W.C. with push button flush. Could be used as a gym/playroom/office space.

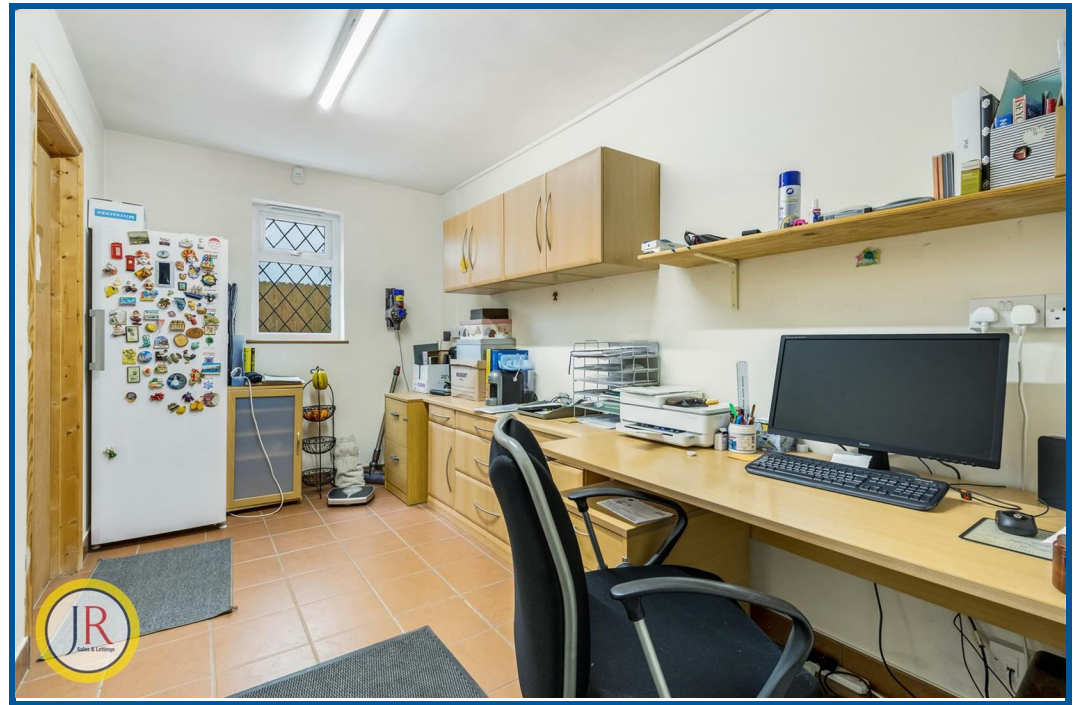




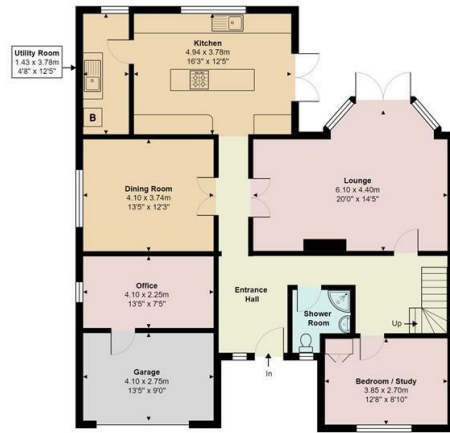












Ground Floor
Area: 122.8 m² ... 1321 ft²



First Floor
Area: 97.0 m² ... 1044 ft²

Tolmers Road, Cuffley, Potters Bar, EN6 4JP

Total Area: 241.8 m² ... 2603 ft²
All measurements are approximate and for display purposes only