



**Tolmers Road
Cuffley**



**£579,950
Freehold**

JR Sales & Lettings

Offered chain free is this four-bedroom, three-bathroom terraced town house, located on a sought-after residential road just a few minutes' walk from the village shops and the British Rail main line station with direct trains to London Moorgate.

Arranged over three floors, the property offers a generous and versatile layout, including a large living room, a bright rear conservatory, and a shaker-style kitchen/breakfast room fitted with granite worktops and integrated appliances.

Additional features include gas central heating, double glazing, and a ground floor cloakroom for added convenience. Two of the four bedrooms benefit from en-suite facilities, complimented by separate family bathroom.

Externally, the property enjoys a 31ft rear garden, an integral garage with potential to convert (subject to planning permission), and its own driveway providing off-street parking.

Viewing is highly recommended to fully appreciate all that this property has to offer.

- **Chain free – no onward chain**

- **Deceptively spacious 4-bedroom, 3-bathroom townhouse**
- **Two bedrooms with en-suite facilities plus a family bathroom**
- **Sought-after residential road, just minutes walk to village shops and British Rail station (London Moorgate)**
- **Shaker-style fitted kitchen/Dining room with granite worktops**
 - **Large living room and bright rear conservatory**
 - **Ground floor cloakroom for added convenience**
 - **Gas central heating and double glazing throughout**
- **Integral garage with potential to convert (STPP) and own driveway for off-street parking**
- **31ft rear garden offering a pleasant outdoor space**

Front

Block paved driveway parking.

Entrance

Leaded light glazed hardwood entrance door to the:-

Entrance Porch

Laminate wooden flooring. Radiator. Wall light. Coving to ceiling. Glazed door to the:-

Hallway

Radiator. Wall lights. Coving to ceiling. Cupboard under the stairs housing the hot water cylinder. Doors to:-

Groundfloor W.C.

Low flush WC with push button flush. Wall mounted wash hand basin. Tiled splash back. Radiator. Extractor fan.

Kitchen/Dining Room

Double glazed windows to the rear. Glazed door to the conservatory. Double radiator. Range of oak shaker style wall and base fitted units with granite worktops over incorporating a stainless steel 1 1/2 bowl sink with mixer tap and drainer. Built in oven. Four ring gas hob. Extractor fan over. Splash back. Plumbing for washing machine and dishwasher. Space for fridge freezer. Cupboard housing the boiler. Tiled splash backs.

Conservatory

Double glazed windows to the rear. Georgian style French doors to the garden. Double radiator.

First Floor Landing

Inset spotlights. Radiator. Coving to the ceiling. Doors to:-

Lounge

Two double glazed windows to the front. Double radiator. Coving to the ceiling. Wall lights.

Bedroom 2

Two double glazed windows to the rear.

Double radiator. Inset spotlights. Coving to ceiling.

En-Suite Bathroom

Panel bath with mixer valve with shower attachment and folding shower screen. Pedestal wash hand basin. Low flush W.C. with push button flush. Towel radiator. Inset spotlights. Extractor fan. Part tiled walls.

Second Floor Landing

Double glazed Velux window. Coving to ceiling. Timber balustrade.

Bedroom 1

Two double glazed windows to the front. Radiator. Inset spotlights to lighting. Access to loft space. Door to:-

En-Suite Shower

Tile enclosed shower cubicle with mixer valve and hand attachment. Pedestal wash hand basin with tiled splash back. Low flush W.C. with push button flush. Towel radiator. Inset spotlights. Extractor fan.

Bedroom 3

Double glazed windows to the rear. Radiator. Fitted wardrobe with sliding mirror door.

Bedroom 4

Double glazed window to the rear. Radiator.

Family Bathroom

Double glazed Velux window. Panel bath with mixer valve and hand attachment. Pedestal wash hand basin with tiled splash back. Low flush WC with push button flush. Part tiled walls. Shaver light. Extractor fan. Inset spotlights. Towel radiator. Part tiled walls

Integral Garage

With up and over door. The garage is plastered and would convert to another reception room (Subject to Planning Consent).

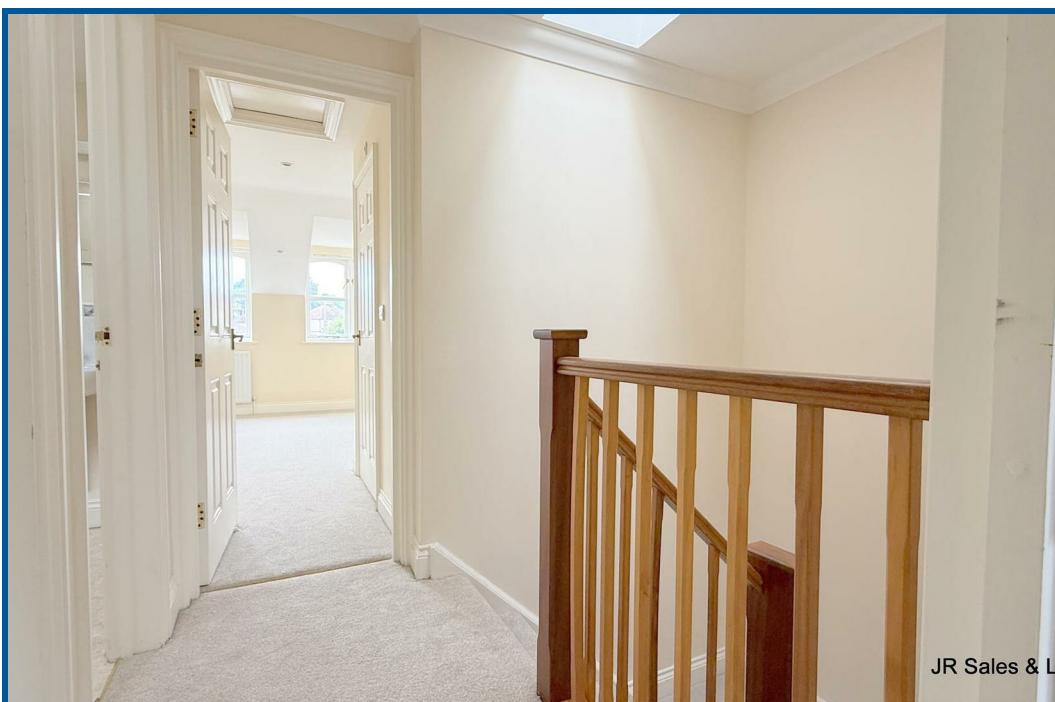
Garden

approx 31'

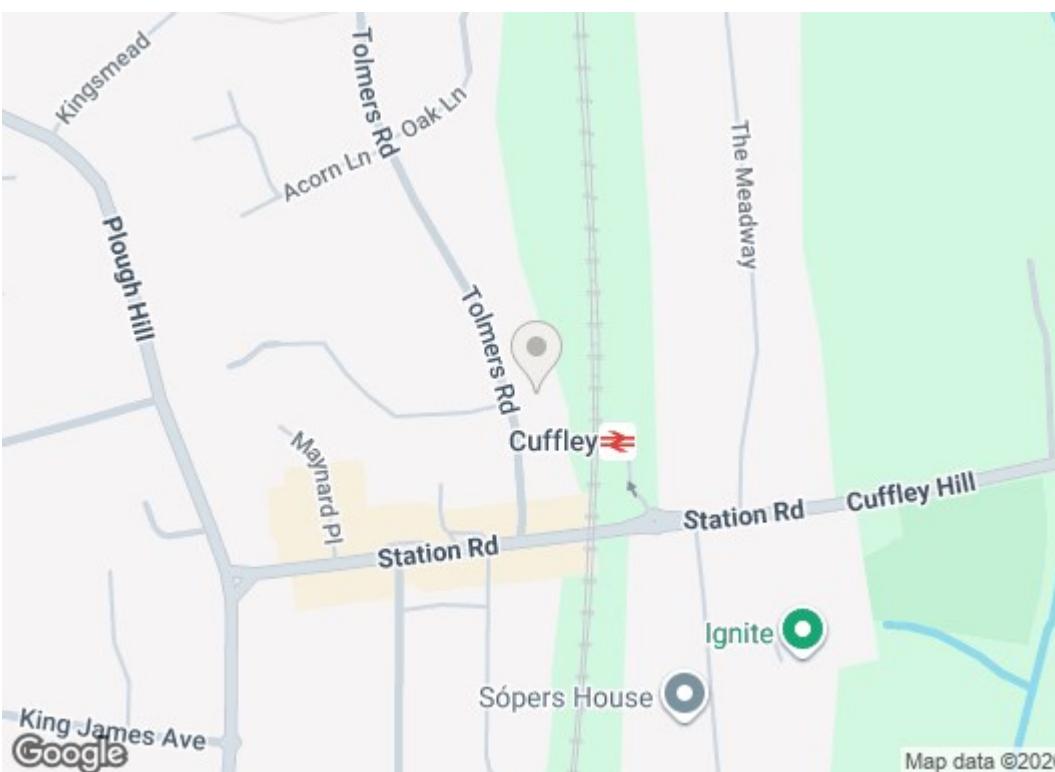
Patio paved. Laid to lawn. Shrub and flower borders. Water tap.









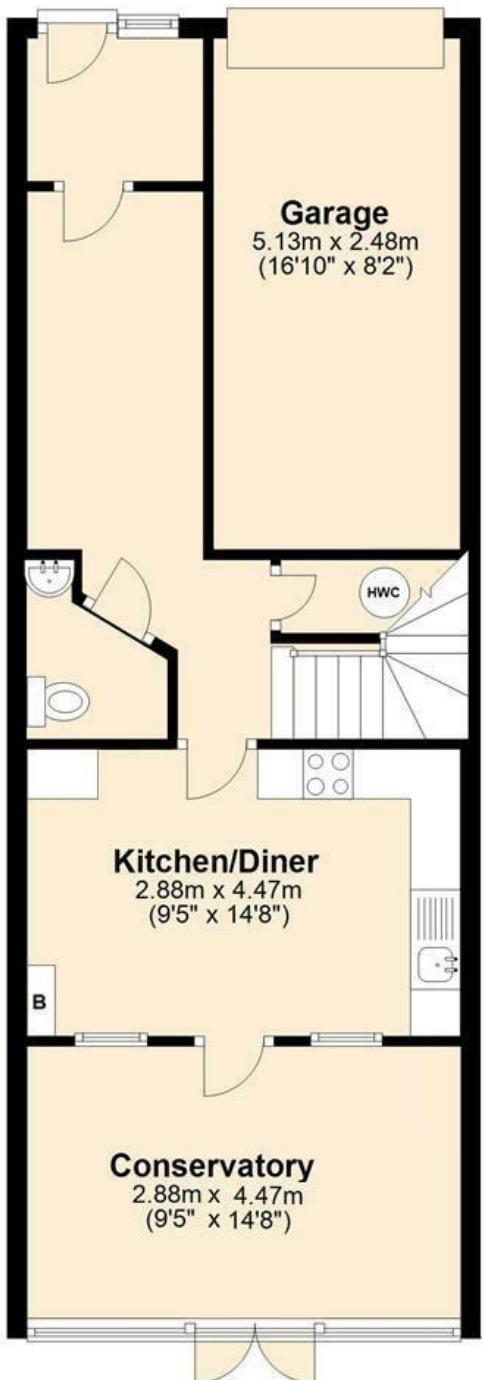


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

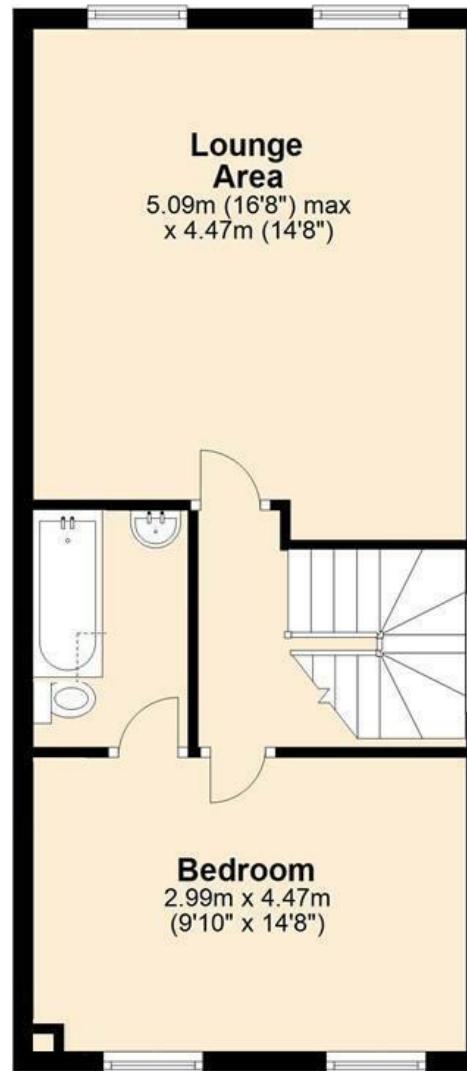
Ground Floor

Approx. 54.8 sq. metres (589.7 sq. feet)



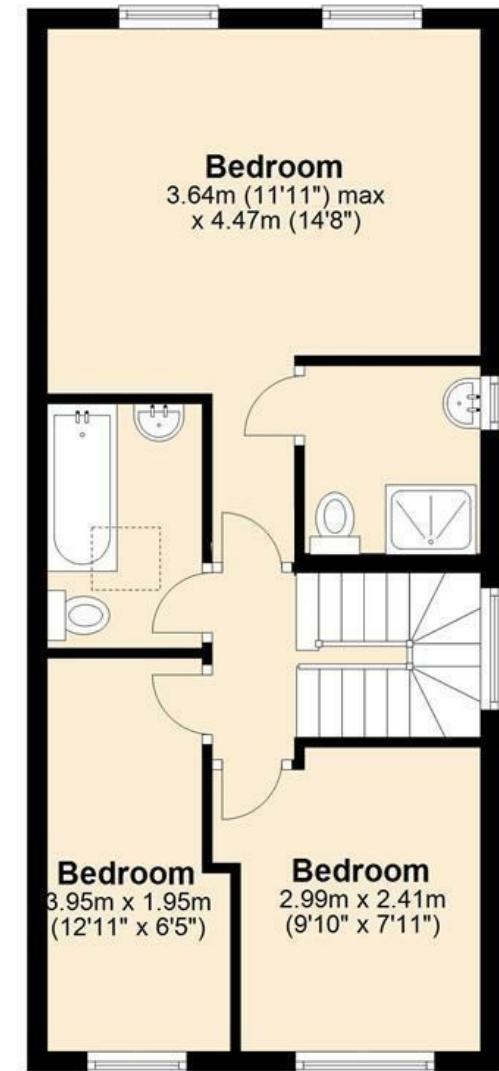
First Floor

Approx. 45.8 sq. metres (492.8 sq. feet)



Second Floor

Approx. 43.8 sq. metres (470.9 sq. feet)



Total area: approx. 144.3 sq. metres (1553.5 sq. feet)

