



Tolmers Gardens | Cuffley | | EN6 4JE

Price Guide £1,150,000

FINE & COUNTRY

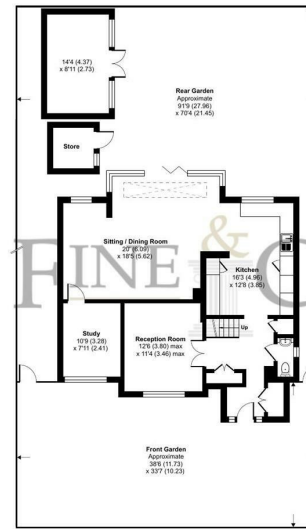
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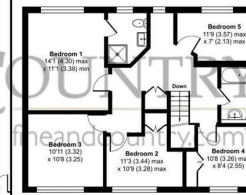
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Nestled in the charming area of Cuffley, this modernised detached family home offers an exceptional living experience. With five spacious bedrooms, this property is perfect for families seeking both comfort and style.

- 5 BEDROOM DETACHED HOUSE
- MODERN
- THREE RECEPTION ROOMS
- DRIVEWAY
- CUL-DE-SAC
- SUPER ROOM
- LARGE GARDEN
- WALKING DISTANCE TO STATION



Approximate Area = 1809 sq ft / 168 sq m (excludes store)
 Outbuilding = 128 sq ft / 11.8 sq m
 Total = 1937 sq ft / 179.8 sq m
 For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Fine & Country. REF: 1271839

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C	67	
(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	

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