

shepherds

A better home
moving experience



22 Tolmers Road

Cuffley, EN6 4LA

Price Guide £700,000



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Front door into:

Entrance Porch:

Via partly glazed door within matching sides casement window, coving to the ceiling, wall lights, 'Amtico' style flooring, door to:

Entrance Hall:

Coving to ceiling, recess spot lighting, wall lights, radiator, stairs to first floor with airing cupboard under, radiator 'Amtico' style flooring, doors to:

Utility Room:

9'5 x 8'1 (2.87m x 2.46m)

Wood flooring, recessed spot lights, radiator, base and wall units with contrasting granite work surface over incorporating one and a half bowl single drainer stainless steel sink unit with mixer tap, appliance space for washing machine and tumble dryer, cupboard housing gas boiler and door to:

Office/Study:

7'10 x 6'6 (2.39m x 1.98m)

UPVC double glazed window to front, wood flooring, radiator and recessed spot lights.

Cloakroom:

White suite with wash hand basin, low flush WC, extractor fan, radiator, 'Amtico' style flooring.

Kitchen:

14'9 x 9'5 (4.50m x 2.87m)

Fitted with an extensive range of contemporary style gloss wall and base units within Arenastone quartz working surfaces over, insert Rangemaster bowl with mixer tap, recess spot lights, built in appliances to include Rangemaster Oven/Hob and Rangemaster extractor fan, integrated 'Neff'

dishwasher, and fridge/freezer. Under floor heating and open plan to:

Dining Room:

12'3 x 8'10 (3.73m x 2.69m)

Penthouse porcelain tiles with under floor heating, large grey Anglian aluminium French doors and dual sky lights.

First Floor Landing:

Obscure double glazed window to the side, recess spot lights, stairs to second floor, radiator, doors to:

Living Room:

16'9 x 14'8 (5.11m x 4.47m)

Double glazed windows to the front, coving to ceiling, wall lights, radiator, wood effect flooring and feature fireplace and surround.

Bedroom Two:

14'8 x 9'8 (4.47m x 2.95m)

Double glazed windows to the rear, coving to ceiling, recess spot lights, radiator, fitted carpet, door to:

En-Suite Shower Room:

White suite comprising enclosed bath with separate shower unit and fitted shower screen, pedestal wash basin with tiled splash back, low flush WC, heated towel rail, extractor fan, recess spot lights, partly tiled walls

Second Floor Landing:

Obscure double glazed window to the side, recess spot lights, fitted carpet, doors to:

Bedroom One:

16'0 x 14'8 (4.88m x 4.47m)

Double glazed windows to the front, an attractive

range of fitted wardrobes, access to loft space, recess spot lights, radiator, fitted carpet, door to:

En-Suite Shower Room:

White suite with walking shower cubicle, pedestal wash basin with tiled splash back, low flush WC, obscure glazed window to the side, heated towel rail, extractor fan, recess spot lights, partly tiled walls, fitted carpet

Bedroom Three:

13'1 x 6'5 (3.99m x 1.96m)

Double glazed windows to the rear and radiator.

Bedroom Four:

9'8 x 9'2 (2.95m x 2.79m)

Double glazed windows to the rear, radiator and fitted storage.

Family Bathroom:

7'10 x 5'3 (2.39m x 1.60m)

White suite comprising enclosed bath with separate shower unit and fitted shower screen, wash basin with tiled splash back, low flush WC, double glazed skylight window, heated towel rail, extractor fan, recess spot lights.

Rear Garden:

30'3 x 21'6 (9.22m x 6.55m)

An attractively presented garden to rear with paved patio and predominately laid to artificial lawn with planted and flower borders. Enclosed by panel fencing with pedestrian gated side access to front. Timber shed and additional seating area to rear affording much privacy.

Front:

Paved driveway providing off street parking for two cars.



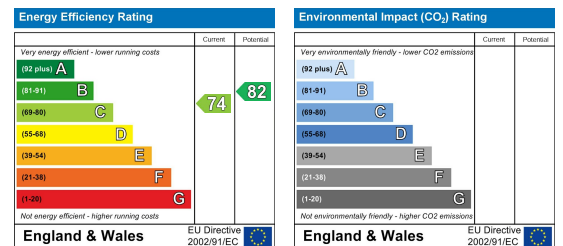
Floor Plan



Viewing

Please contact Shepherds of Hertford on 01992 551955 if you wish to arrange a viewing appointment for this property or require further information.

Energy Performance Graph



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