



Tolmers Road, Cuffley



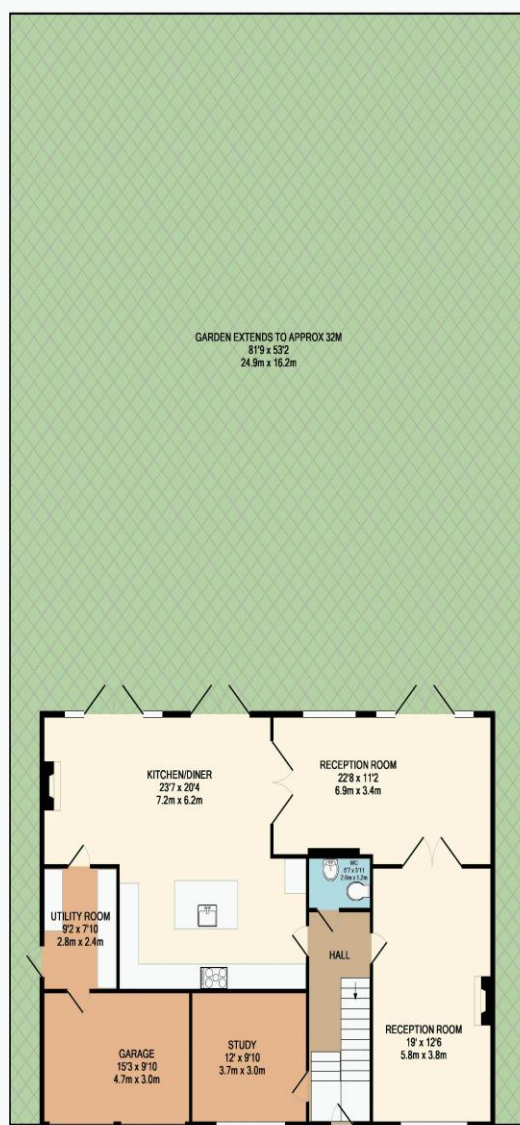
- CHARACTER 1920'S BUILD
- EXCEPTIONAL LIVING SPACE
- BESPOKE KITCHEN
- SUPER ROOM
- 4 RECEPTION ROOMS
- 6 BEDROOMS
- 2 BATHROOMS
- HUGE FRONTAGE



Tolmers Road

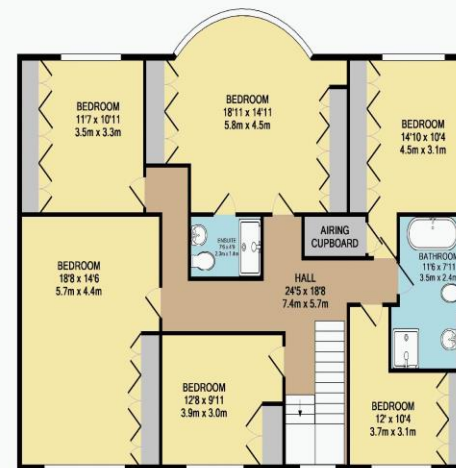
Cuffley EN6 4JJ

A truly rare opportunity to acquire a beautifully presented 1920s six-bedroom detached family home, positioned on the highly sought-after Tolmers Road. Full of charm, character and kerb appeal, this impressive home retains a wealth of attractive original features, including high ceilings, while also offering the space, layout and finish required for modern family living. Extending to just under 3,000 sq ft, the accommodation is both generous and versatile. The standout feature is the stunning Tom Howley designed and fitted kitchen, forming part of a superb open-plan "super room" with living and dining areas the perfect space for everyday family life, entertaining and socialising. The ground floor also offers excellent additional living space, including a separate living room, TV room, study and utility room, giving families the flexibility to work, relax and entertain with ease. To the first floor, there are 5 excellent sized bedrooms with the 6th being used as a dressing room, including a master bedroom with a recently fitted en-suite bathroom. The property also benefits from a beautifully designed and fitted CP Hart family bathroom, adding to the overall quality and finish of the home. Externally, the property is set well back from the road, approached via a long driveway providing ample off street parking for several vehicles. To the rear, the garden has been thoughtfully arranged with an attractive outdoor seating area, wood fire and pergola, creating a wonderful space to relax, entertain and enjoy throughout the seasons. A major selling point is the property's superb location within a short walk of Cuffley Station, offering direct rail services into London, making it an excellent choice for commuters while still enjoying the benefits of village life. The owners did have planning permission in place which would need to be reapplied to convert the integral double garage into either a games room or cinema room, with the construction of a double garage extension to the front offering exciting potential to further enhance this already outstanding home. A character filled family home in a prime Cuffley location, combining period charm, modern luxury, superb space and excellent future potential.



GROUND FLOOR
APPROX. FLOOR
AREA 1307 SQ.FT.
(129.7 SQ.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



1ST FLOOR
APPROX. FLOOR
AREA 1418 SQ.FT.
(131.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2815 SQ.FT. (261.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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