Tolmers Avenue, Cuffley

- CORNER PLOT
- 4 DOUBLE BEDROOMS
- 3 RECEPTION ROOMS
- SUPER ROOM
- BI-FOLDING-DOORS

- POTENTIAL TO BUILD A GARAGE STPP
- BEAUTIFULLY PRESENTED
- WALKING DISTANCE TO LOCAL SHOPS AND STATION

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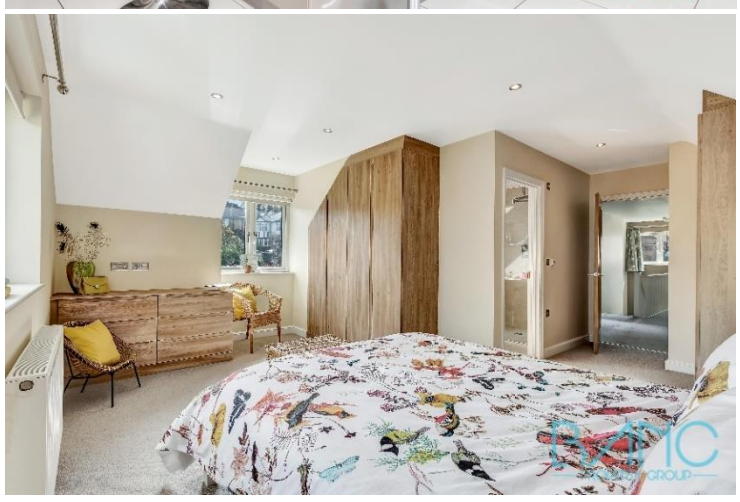
Cuffley
Hertfordshire
EN6 4HU

Tolmers Avenue

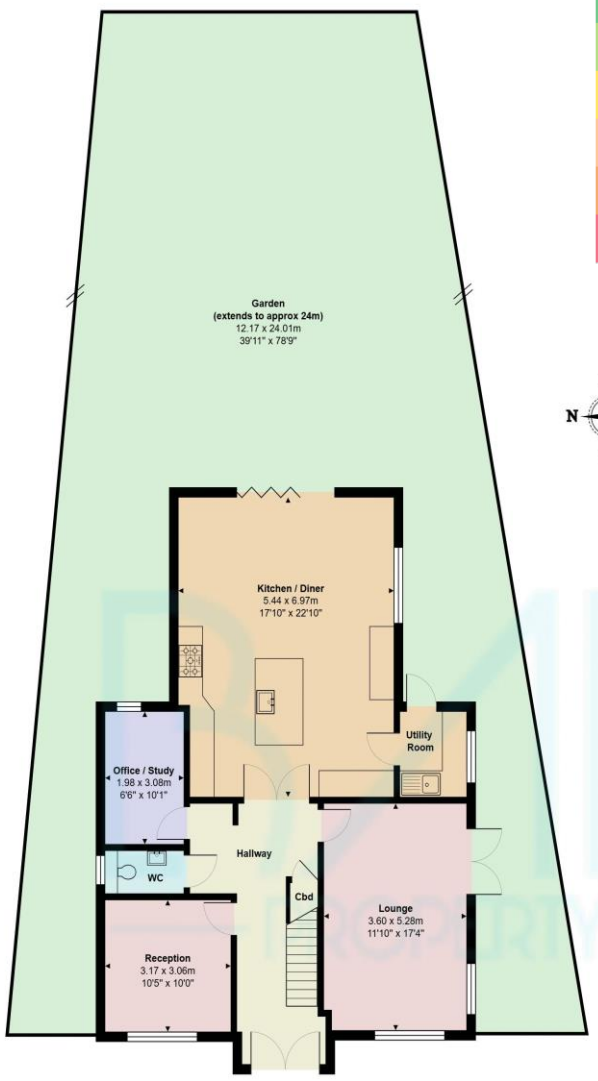
Cuffley EN6 4QA

** CHAIN FREE** A delightful detached four double-bedroom home built less than 15 years ago which is situated on a charming corner plot in Cuffley, a picturesque village in Hertfordshire. This property boasts modern, contemporary living accommodation, featuring under floor heating downstairs, a super room with bi-folding doors that open to the terrace and garden. The kitchen is equipped with top-of-the-range Neff appliances, Quartz work surfaces, and a wine chiller fridge. There are three additional reception rooms, including a playroom, a study, and a living room. The master bedroom has a double shower en-suite, and there is a family bathroom. The rear garden is a good size, mainly laid to lawn, with a separate side garden and side access to both sides of the property. The frontage allows space for a garage STPP and there is ample off-street parking. This property in Cuffley offers a perfect blend of modern living and a peaceful village lifestyle, with all the amenities you need close by. ** CHAIN FREE**

Cuffley is a charming village with a population of just over 4,000 people. It offers a peaceful and friendly community atmosphere, making it an ideal place for families. The village is well-connected, with Cuffley railway station providing a commuter service to Moorgate, Finsbury Park, and King's Cross1. The M25 motorway is also nearby, offering easy access to London and other major cities.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tolmers Avenue, Cuffley, Potters Bar, EN6 4QA

Total Area: 191.5 m² ... 2061 ft² (excluding garden)

All measurements are approximate and for display purposes only