



**Tolmers Gardens  
Cuffley**



**£1,250,000  
Freehold**

A beautifully presented, contemporary styled four-bedroom family home, greatly improved, refurbished and extended by the current owners. Ideally situated just a stone's throw from Cuffley Village shops, amenities and train station with Moorgate links, the property is also within easy reach of well-regarded schools, country walks, woodland, and A10/M25 transport links.

The ground floor features oak herringbone flooring with underfloor heating and comprises a spacious open-plan kitchen/dining room with central island, Soho-style doors to the garden and a walk-in larder, as well as a separate living room, utility room, reception hallway and guest WC.

On the first floor, there is an impressive principal bedroom with a large walk-in dressing room and Juliet balcony with bi-folding shutters. There are three further bedrooms, two with en-suite shower rooms, plus a generous family bathroom with roll-top bath and separate shower enclosure.

Outside, the property offers a private block-paved driveway across the front and to the side with gated access. The landscaped rear garden features a large pergola with retractable roof and a substantial heritage-style garden outbuilding, offering excellent scope for storage, a games room, BBQ area, office or studio.

- **Beautifully presented and contemporary styled four-bedroom family home**
- **Extensively improved, refurbished and extended by the current owners**
- **Prime location near Cuffley village shops, amenities and train station (Moorgate link)**
- **Close to well-regarded schools, countryside walks, woodland, and A10/M25 transport links**
- **Stylish ground floor with oak herringbone flooring and underfloor heating throughout**
- **Spacious open-plan kitchen/dining area with central island, walk-in larder and Soho-style doors to garden**
- **Separate living room, utility room, reception hallway and ground floor WC**
- **Impressive principal bedroom with walk-in dressing room and Juliet balcony with bi-fold shutters**
- **Three additional bedrooms (two with en-suite shower rooms) plus a large family bathroom with roll-top bath**
- **Landscaped rear garden with pergola (retractable roof) and versatile heritage-style outbuilding (ideal for office, gym, games room or BBQ space)**

#### **Front**

Block paved driveway providing parking for four cars. Lighting. Cupboard.

#### **Entrance**

Aluminium double glazed entrance door to the:-

#### **Porch**

Aluminium opaque double glazed window to the side. Ceramic tiled floor. Inset spotlights to the ceiling. Hardwood glazed door with side windows to the:-

#### **Reception Hallway**

Moulded cornice coving. Wall lights. Engineered herringbone style flooring. Fitted cloaks cupboard. Stairs to first floor with oak and wrought iron balustrade. Doors to:-

#### **W.C.**

Opaque double glazed window to the side. Inset spotlights to ceiling. Extractor fan. Moulded coving to ceiling. Extensively tiled walls in porcelain. Feature niche. Wall hung W.C. with flush plate. Solid granite wash hand basin with mixer tap and soap dispenser. Ceramic tiled floor with under floor heating.

#### **Living Room**

Aluminium double glazed bay window to the front. Aluminium double glazed window to the side. Bespoke plantation shutters. Moulded cornice coving. Inset spotlights to ceiling. Media TV wall. Herringbone oak flooring.

#### **Utity Room**

Aluminium double glazed window to the front with bespoke plantation shutters. Wall and base fitted units with rolled edge work surfaces over with matching splash backs. Space and plumbing for tumble dryer and washing machine. Cupboard housing the hot water cylinder. Inset spotlights. Moulded cornice coving.

#### **Kitchen/Dining Area**

Aluminium feature double glazed French doors and side windows to the rear. Double glazed window to the rear. Moulded cornice coving. Inset spotlights. Extractor fan. Feature brick wall. Herringbone oak flooring. Underfloor heating. Extensive range of wall and base bespoke hand painted in light grey fitted units with quartz stone worktops over incorporating a underslung Belfast butler sink with mixer tap over. Glass display cabinets. Eye level Miele oven and combi microwave. Space for Range Master cooker with extractor fan over. Space for American style fridge freezer with water connection. Large centre island with breakfast bar seating area around. Integrated dishwasher. Door to:-

#### **Walk-in Pantry**

Opaque aluminium double glazed door to the side. Inset spotlights to ceiling. Moulded cornice coving. Wall and base units. Space for fridge freezer.

#### **First Floor Landing**

Opaque double glazed window to the side. Velux window. Moulded cornice coving. Inset spotlights. Extractor fan. Access to loft space via a pull down ladder. Herringbone wooden flooring. Doors to:-

#### **Bedroom 1**

Double glazed Juliet balcony doors to the rear. Moulded coving to ceiling. Inset spotlights. Feature column radiators. Feature panelled wall. Wall lights. Opening to a:-

#### **Walk-in Wardrobe/Dressing Room Area**

Extensively fitted wardrobes, cupboards and glass display cabinets. Inset spotlights.

#### **Bedroom 2**

Double glazed bay window and windows to the front. Bespoke plantation shutters. Anthracite column radiator. Herringbone wooden flooring. Inset spotlights. Moulded cornice coving.

#### **Bedroom 3**

Aluminium double glazed window to the front. Quartz stone window seal. Column radiator. Cornice coving. Herringbone oak flooring. Inset spotlights. Door to:-

#### **En-Suite Shower Room**

Extractor fan. Inset spotlights. Cornice coving. Wall hung W.C. with flush panel. Solid granite pedestal sink with wall mounted mixer tap. Tile enclosed shower cubicle with rain head, hand attachment and mixer valve. Extensively tiled porcelain walls and flooring. Feature niche.

#### **Bedroom 4**

Aluminium double glazed windows to the rear. Bespoke plantation shutters. Anthracite radiator. Inset spotlights. Moulded cornice coving. Doors to:-

#### **En-Suite Shower Room**

Extractor fan. Inset spotlights. Cornice coving. Wall hung W.C. with flush plate. Solid granite pedestal sink with wall mounted mixer tap. Tile enclosed shower cubicle with rain head, hand attachment and mixer valve. Extensively tiled porcelain walls and flooring. Feature niche.

#### **Family Bathroom**

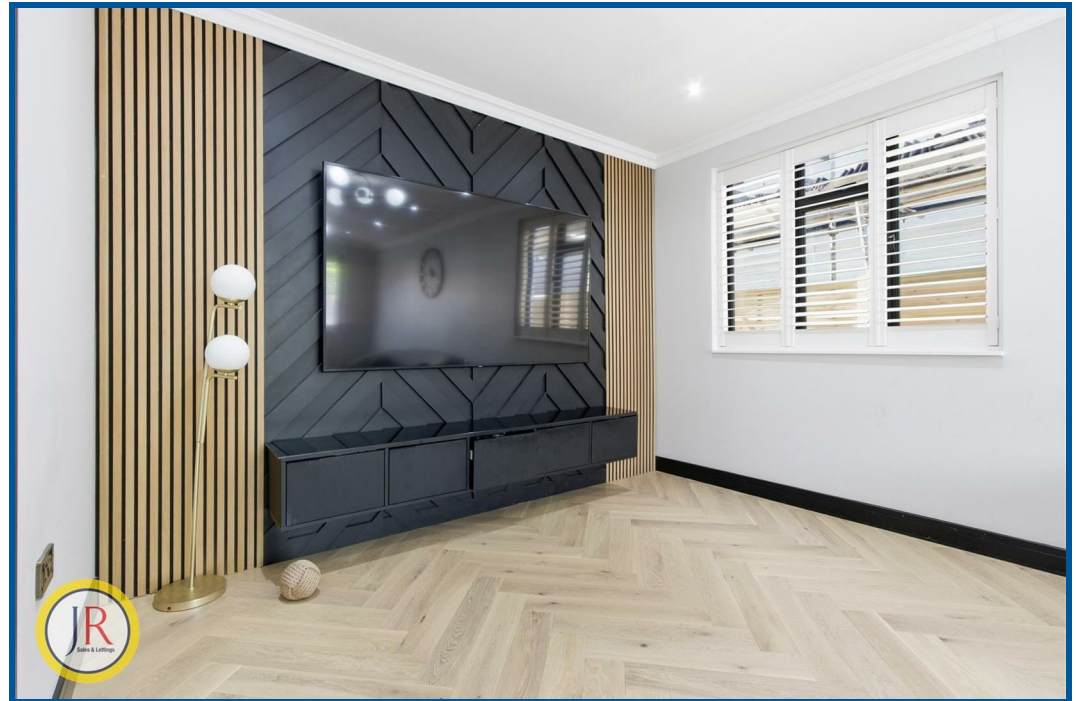
Aluminium opaque double glazed window to the side. Ceramic tiled walls and flooring. Moulded coving to ceiling. Inset spotlights. Extractor fan. Double ended roll top bath with wall mounted mixer tap and hand attachment. Wall hung W.C. with flush plate. Wall hung counter solid granite wash hand basin with wall tap. Tile enclosed shower cubicle with mixer valve, rain head and hand attachment. Extensively tiled walls with feature niche. Anthracite towel radiator.

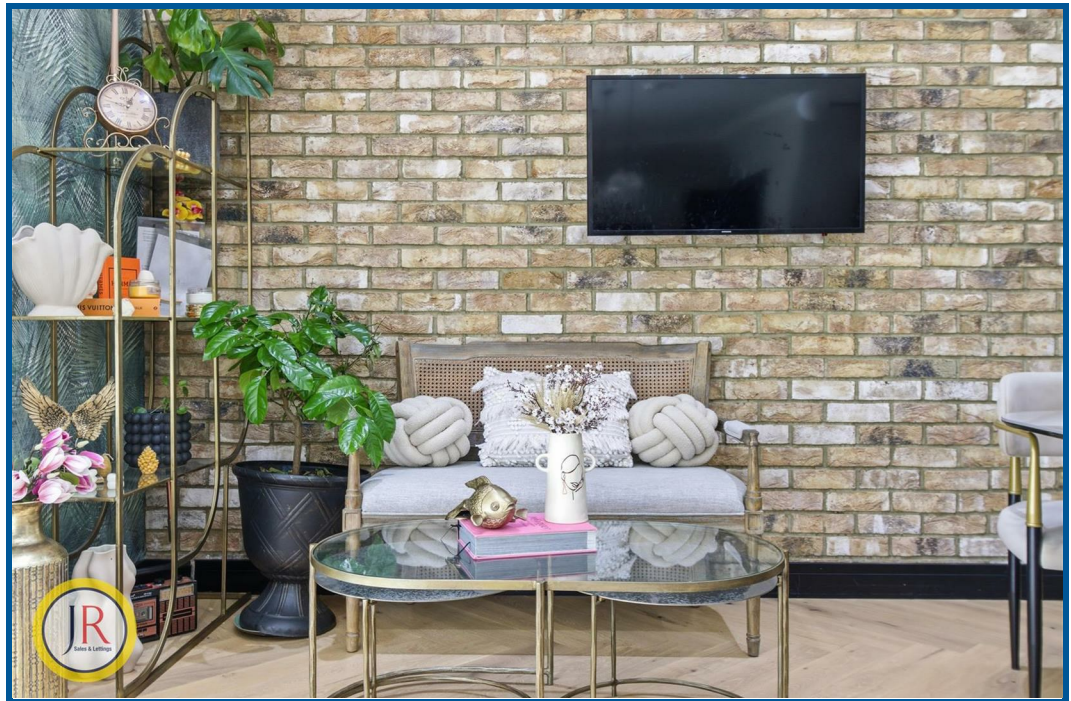
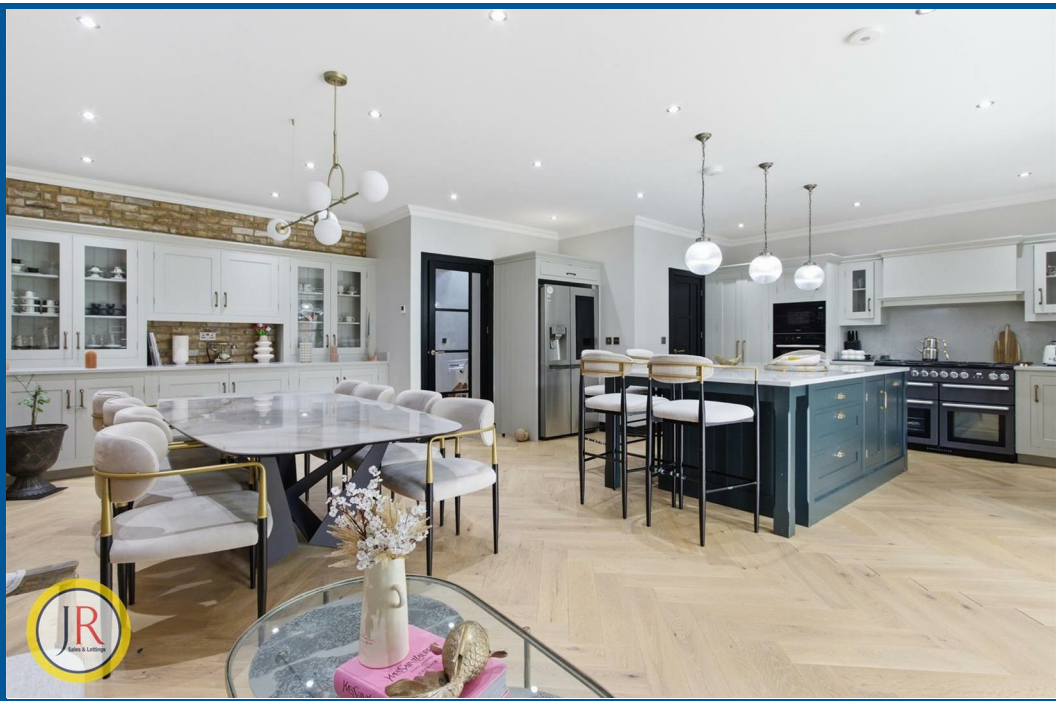
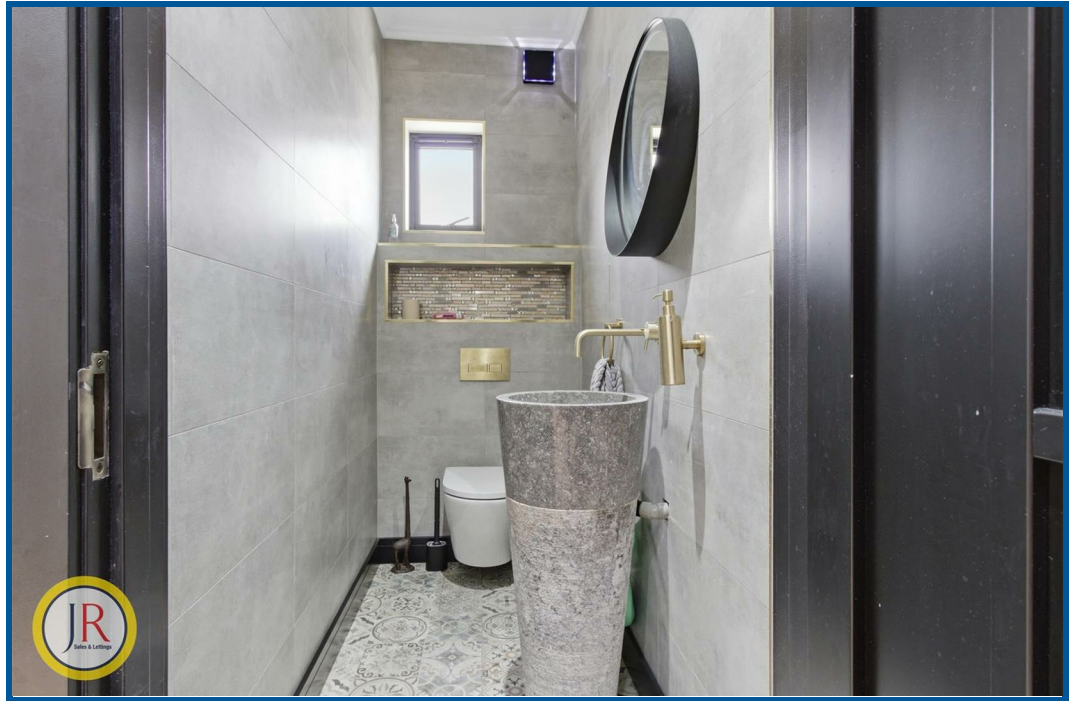
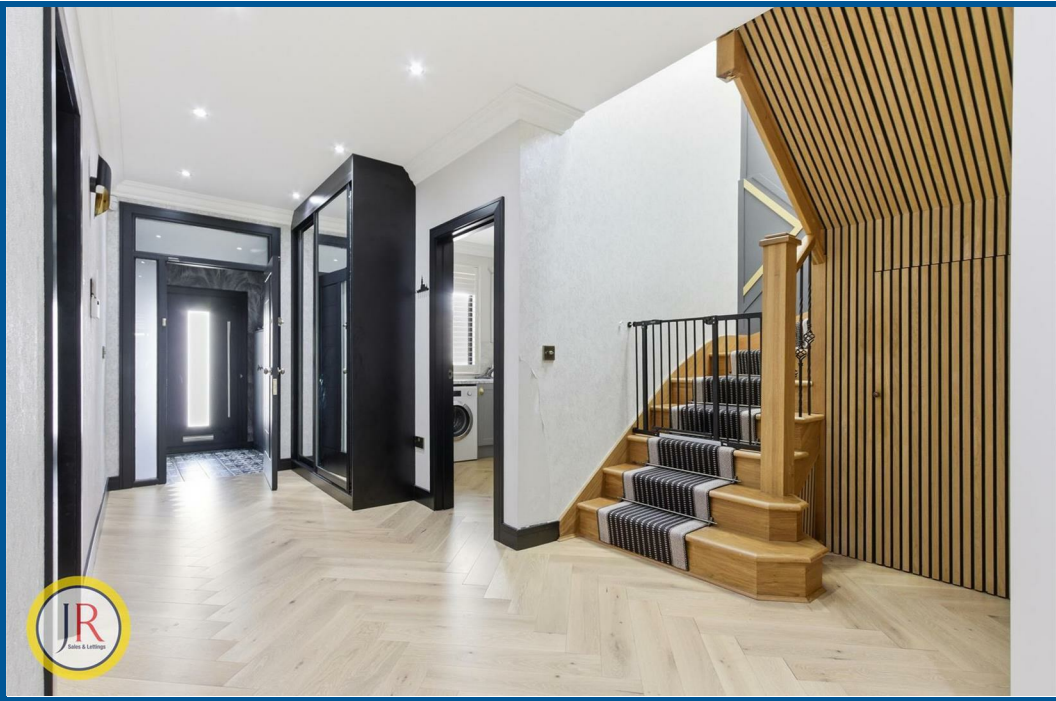
#### **Garden**

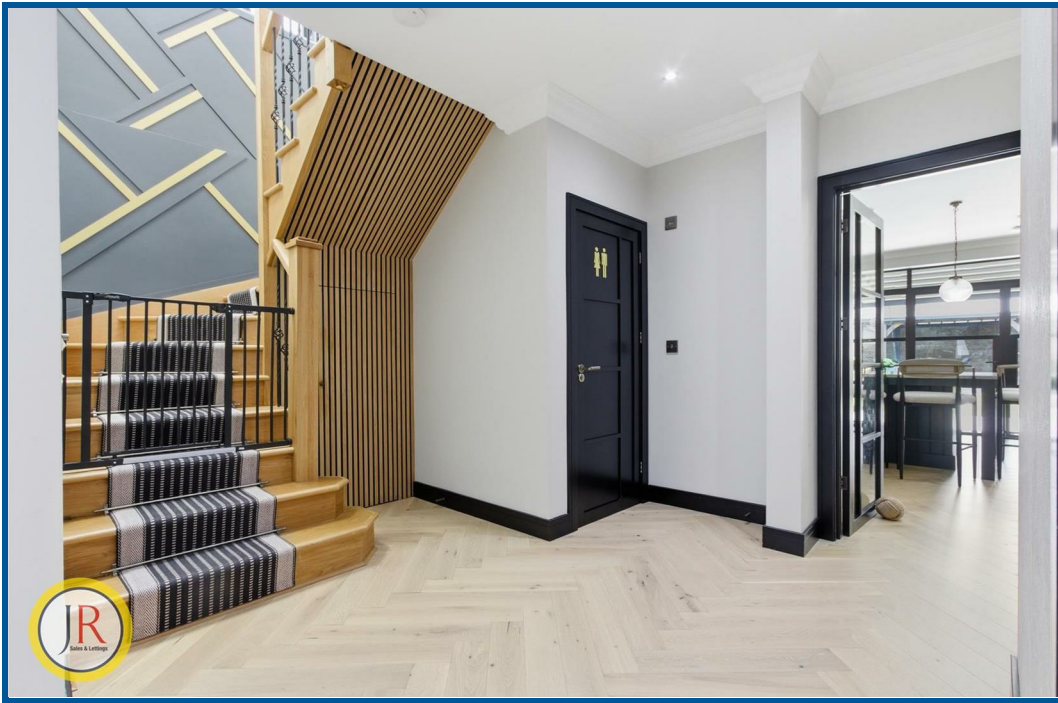
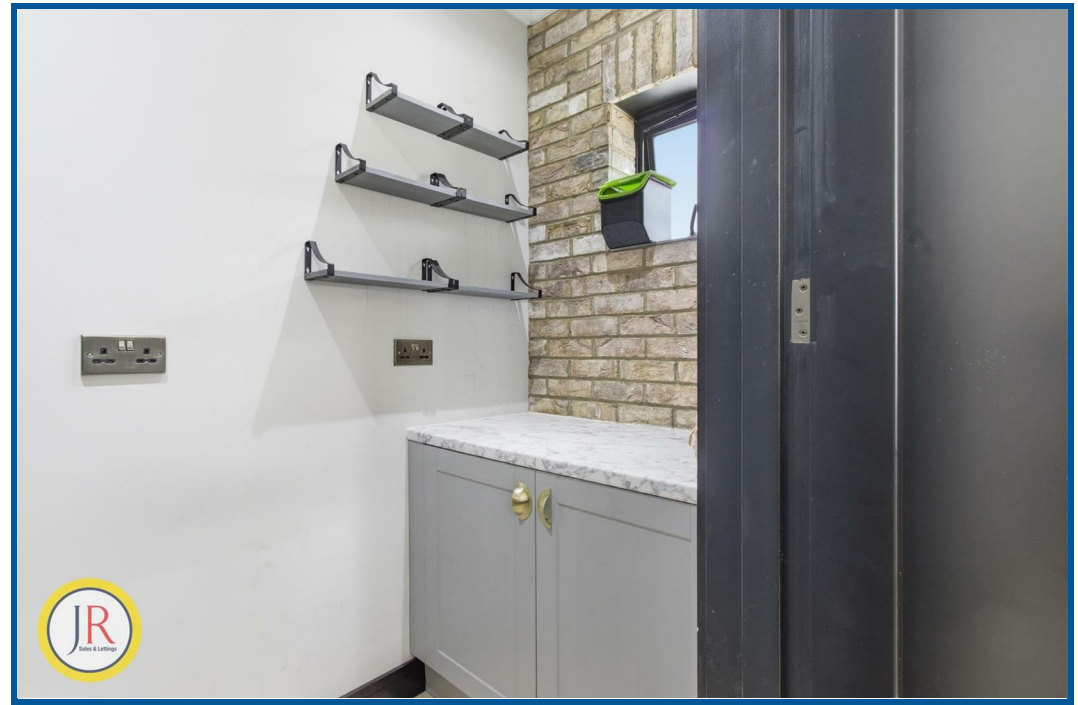
Large paved patio area. Lights. Power point. Water tap. Side access via an aluminium gate. Driveway to the side of the property via metal gates. Laid lawn. Shrub and flower borders. Large folding gazebo. At the end of the garden is a:-

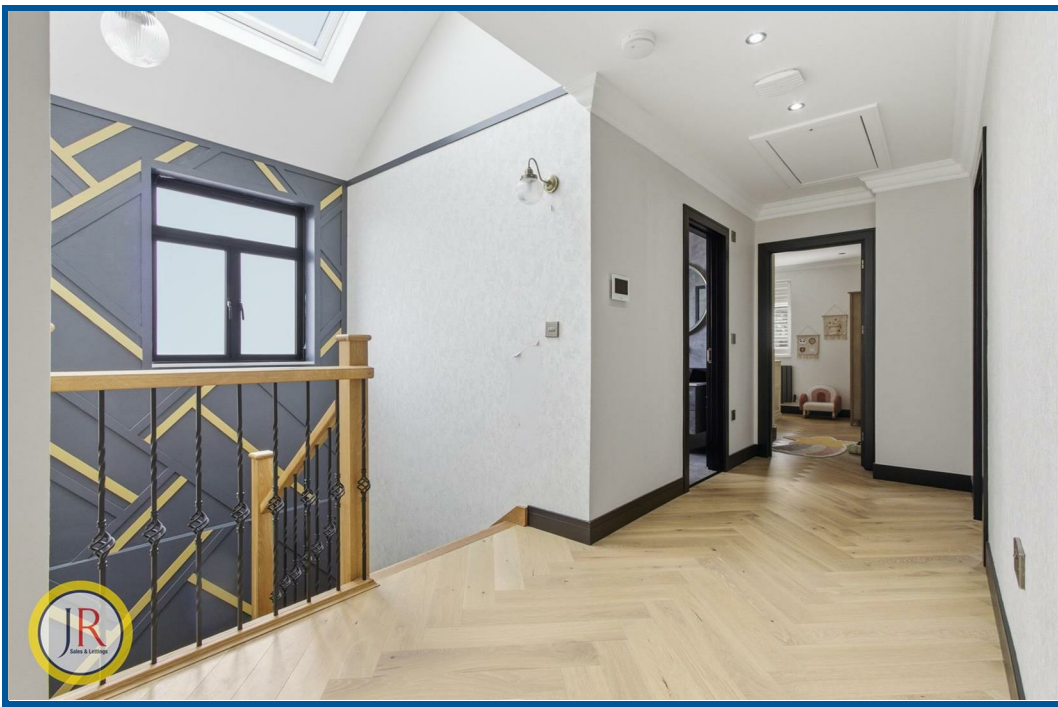
#### **Heritage Oak Garden Room**

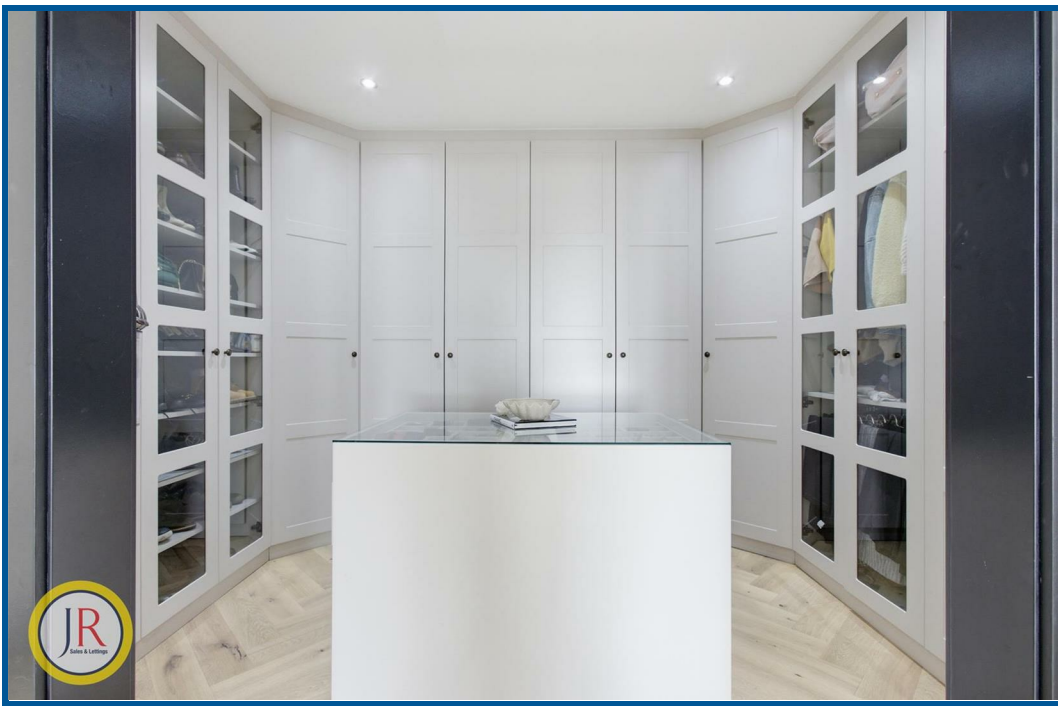
Large patio paved area. Amazing outside cooking space/dining area/games room. Perfect for alfresco dining. Has potential to be turned into an annexe.



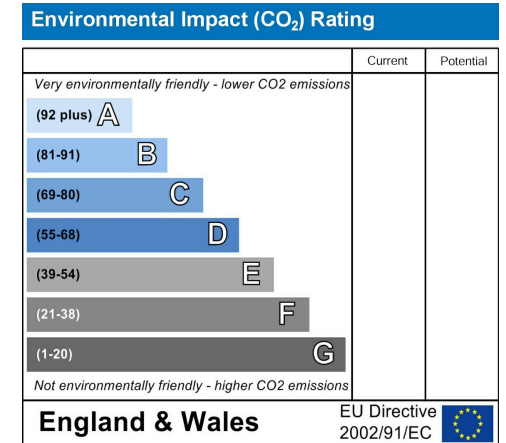
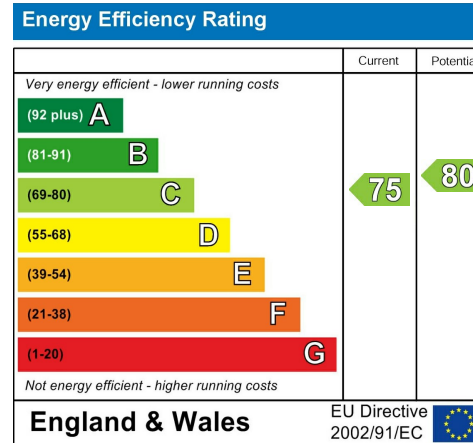
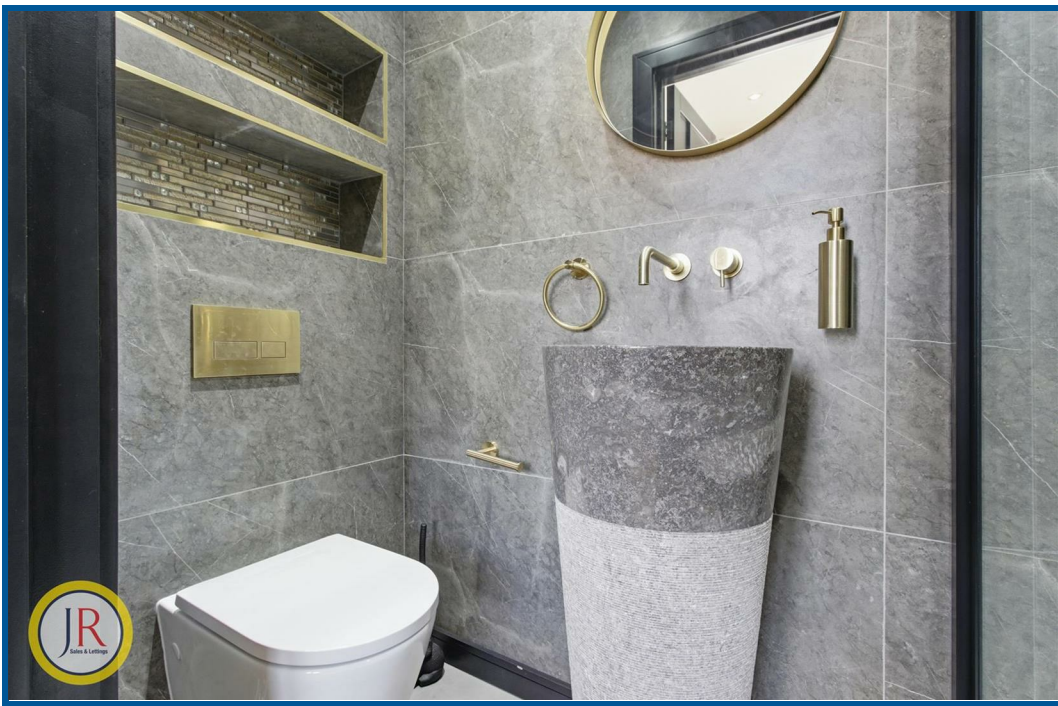








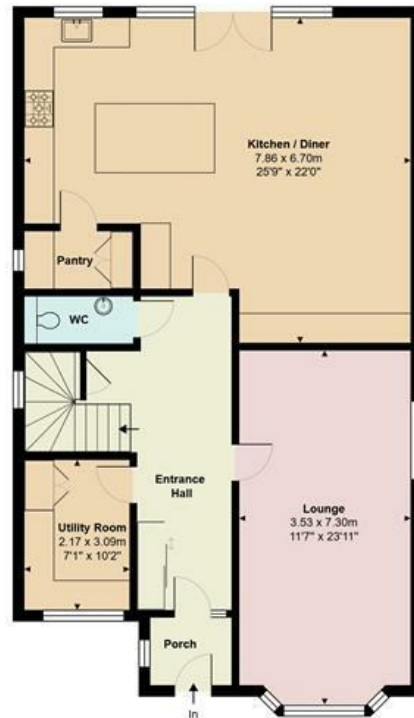






Outdoor Living  
10.75 x 3.65m  
35'3" x 12'0"

Outbuilding  
Area: 39.2 m<sup>2</sup> ... 422 ft<sup>2</sup>



Kitchen / Diner  
7.86 x 6.70m  
25'9" x 22'0"

Pantry

WC

Utility Room  
2.17 x 3.09m  
7'1" x 10'2"

Entrance Hall

Lounge  
3.53 x 7.30m  
11'7" x 23'11"

Porch

In

Ground Floor  
Area: 106.3 m<sup>2</sup> ... 1145 ft<sup>2</sup>



Bedroom  
3.42 x 3.75m  
11'3" x 12'4"

Bedroom  
4.32 x 5.65m  
14'2" x 19'2"

Bathroom  
2.26 x 2.80m  
7'5" x 9'2"

Landing

On

Bedroom  
4.27 x 2.24m  
14'0" x 7'4"

Bedroom  
3.56 x 5.60m  
11'8" x 18'5"

Dressing Room  
3.80 x 2.61m  
12'6" x 8'7"

First Floor  
Area: 103.9 m<sup>2</sup> ... 1118 ft<sup>2</sup>



Tolmers Gardens, Cuffley, Potters Bar, EN6 4JE

Total Area: 249.4 m<sup>2</sup> ... 2685 ft<sup>2</sup>

All measurements are approximate and for display purposes only.