



JR Sales & Letting

**Tolmers Road
Cuffley**



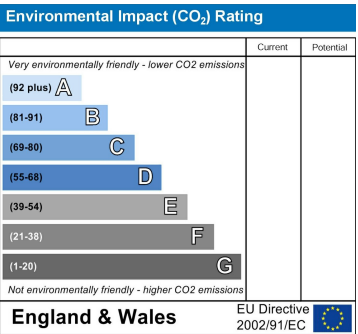
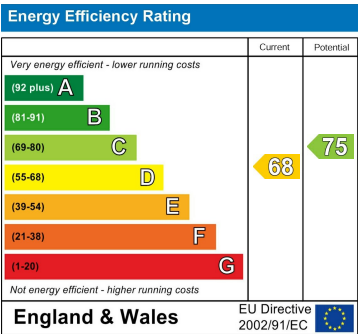
**£347,650
Leasehold**

A well-arranged ground floor maisonette with its own private rear garden, ideally located in this popular and sought-after residential road, just a short walk from Cuffley Station and the village shops.

The property features two double bedrooms, a fitted kitchen, bathroom, and useful storage cupboards, and also benefits from a garage en bloc, providing both convenience and additional storage.

Further advantages include gas central heating, double glazing, and a long lease recently renewed, and the property is offered for sale with no onward chain, presenting an excellent opportunity for a first-time buyer, investor, or downsizer seeking a well-positioned home with outdoor space in this desirable location.

- Well-arranged ground floor maisonette in a sought-after residential road
- Private rear garden providing attractive outdoor space
- Garage en bloc offering additional parking or storage
- Conveniently located close to Cuffley Station and village shops
- Fitted kitchen with practical layout - Bathroom with white suite
- Long Lease - No Service Charge & Peppercorn Ground Rent
 - Useful storage cupboards throughout
 - Benefits from gas central heating and double glazing
 - Two double bedrooms with good natural light
- Offered for sale with no onward chain – ideal for first-time buyers, downsizers, or investors



Entrance

Opaque UPVC double glazed entrance door with matching side window to the:-

Entrance Hallway

Radiator. Built in cupboard under stairs housing the meters. Built in storage cupboard. Doors to:-

Living Room

14'3 x 11'5

Double glazed window to the front. Radiator with decorative cover. Feature fireplace with resin surround and gas effect fire.

Bedroom 2

9'5 x 11'7 into the door recess

Double glazed window to the front. Radiator.

Bedroom 1

11'1 x 11'5

Double glazed window to the rear. Radiator.

Bathroom

8'10 x 5'2

Opaque double glazed window to the side. Suite comprising of panel bath with mixer tap and shower attachment. Low flush W.C in a concealed cistern built into a unit. Semi-countered wash hand basin with mixer tap and cupboards under. Part tiled walls Radiator.

Kitchen

11'8 x 8'6

Double glazed window to the rear. Double glazed door to the garden. Built in larger cupboard housing an Ideal combination boiler. Range of wall and base fitted unit with rolled edge work surfaces over incorporating stainless steel sink with mixer tap and drainer. Plumbing and space for washing machine, dishwasher and tumble drier. Integrated double oven. Four ring hob. Tiled splash backs. Glass display cabinets. Radiator.

Garden

30'

Large decking area. Water tap. Security light. Mainly laid to lawn with shrub and flower borders. Side door to the:-

Garage

Up and over door with parking space in front.

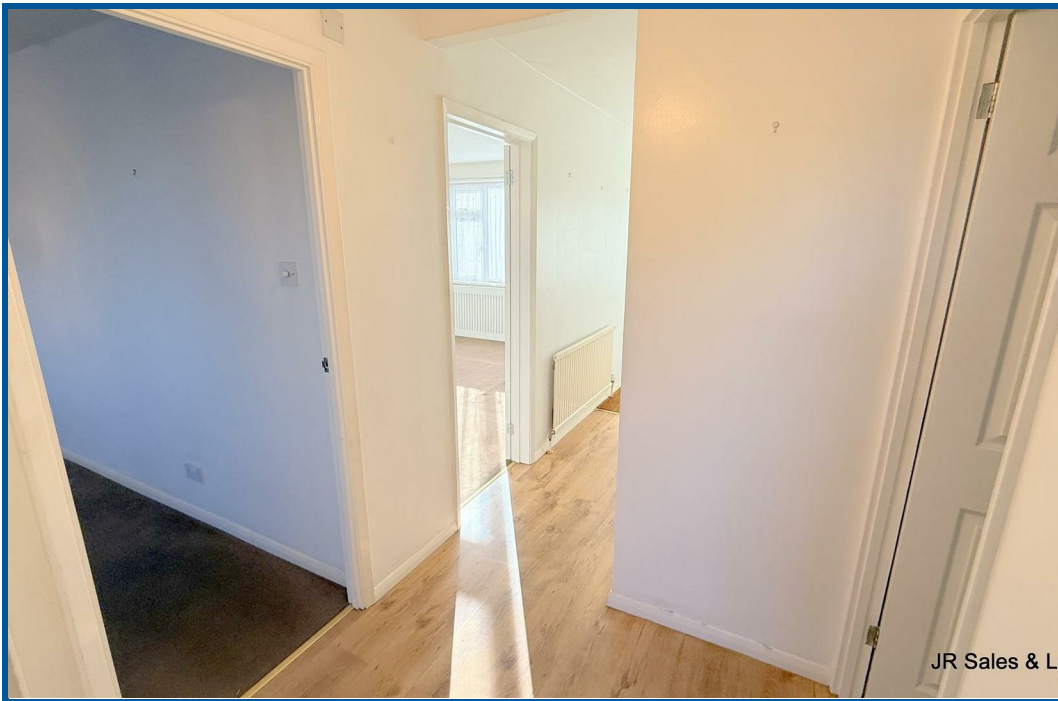
Lease

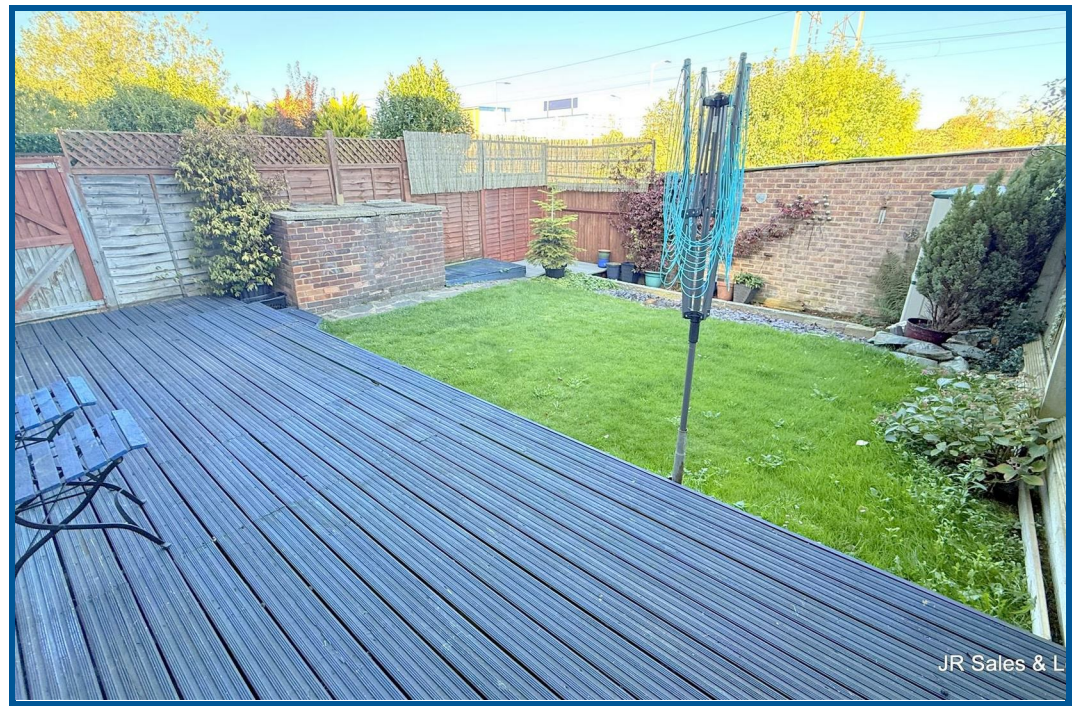
126 Years Remaining

No Service Charge

Ground Rent Peppercorn







Ground Floor

