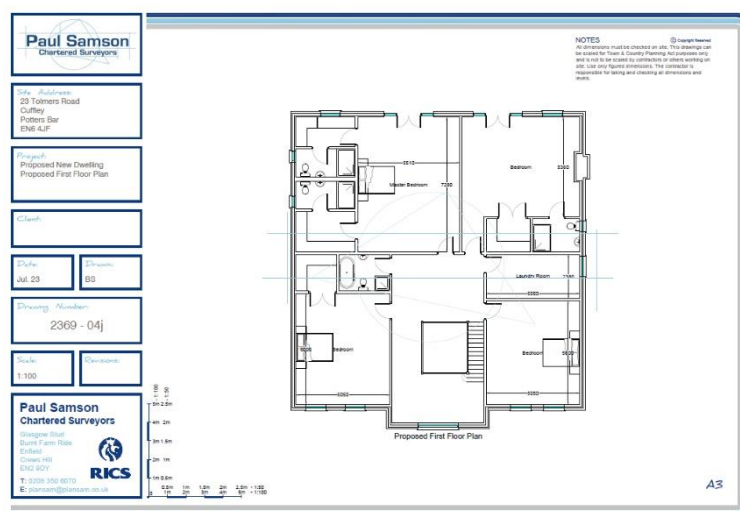
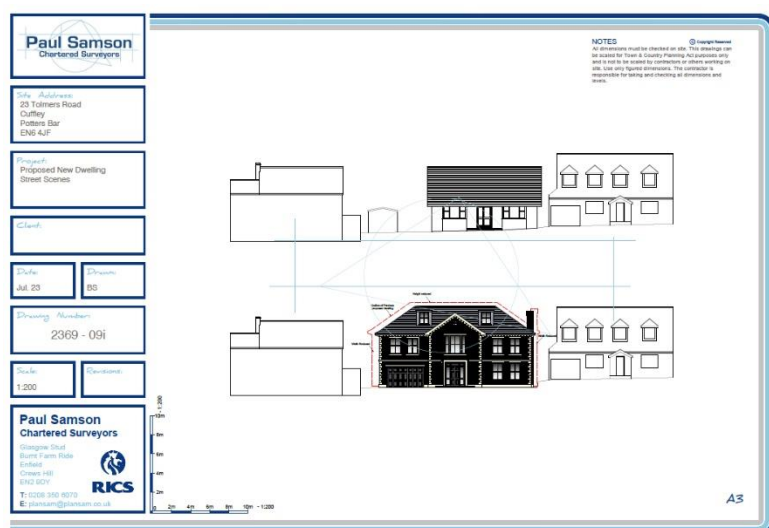
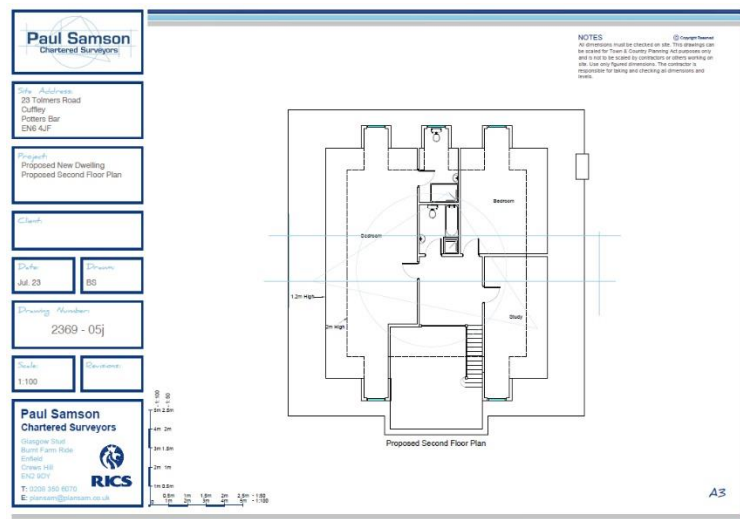
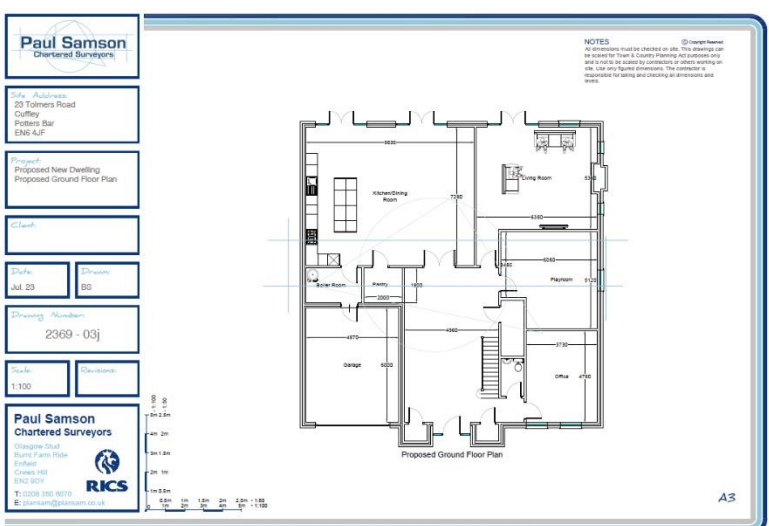




Tolmers Road, Cuffley



- BUILDING PLOT
- FULL PLANNING PERMISSION PASSED FOR 7700 SQ FEET
- AMAZING PLOT ON A PREMIER LOCATION
- CURRENTLY A 4 BEDROOM BUNGALOW



- WEST FACING GARDEN
- WALKING DISTANCE TO STATION AND SHOPS

Tolmers Road
Cuffley EN6 4JF

BUILDERS / DEVELOPERS – RARE DEVELOPMENT OPPORTUNITY – FULL PLANNING PERMISSION – APPROX. 8,000 SQ FT PROPOSED HOME – ONE OF THE LARGEST PLOTS ON TOLMERS ROAD – MINUTES FROM CUFFLEY STATION & VILLAGE. The CGI images shown are artist's impressions for illustrative purposes only. <https://planning.welhat.gov.uk/Planning/Display/6/2023/1030/FULL> Rare to the market and occupying one of the largest plots on Tolmers Road, this is a fantastic opportunity with full planning permission granted to build an impressive new home of approximately 7,700 sq ft. Ideally positioned within minutes of Cuffley village, its shops, amenities and mainline railway station, the property offers huge potential in one of the area's most sought-after locations. Currently occupying the plot is a four-bedroom detached bungalow comprising a spacious kitchen/family room, living room and bathroom. Externally, the property benefits from a substantial garden, garage and workshop. A superb opportunity for builders, developers or those looking to create their own substantial family home. *PLEASE NOTE: The computer-generated images shown are for illustrative purposes only and are intended to provide an indication of how the proposed new dwelling could look. They should not be relied upon as an exact representation of the approved plans, specification, finishes, landscaping or final appearance. Buyers should refer to the approved planning documents and satisfy themselves as to all details prior to purchase.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Tolmers Road, Cuffley, Potters Bar, EN6 4JF
Total Area: 186.5 m² ... 2008 ft² (including outbuilding, garage & workshop)
All measurements are approximate and for display purposes only