



Tolmers Gardens, Cuffley



- CHAIN FREE
- 2 DOUBLE BEDROOMS
- LIFT AND ALLOCATED PARKING SPACE INCLUDED
- DOOR STEP OF VILLAGE AND STATION
- PRIVATE BALCONY WITH VIEWS OVER THE COMMUNAL GARDENS
- LEASE 197 YEARS
- UNDERFLOOR HEATING IN BATHROOMS
- ELECTRIC CAR CHARGE



Tolmers Gardens

Cuffley EN6 4JE

****CHAIN FREE**** We are delighted to present this charming 2-bedroom top-floor apartment located in the heart of Cuffley village. This apartment boasts a private balcony, a generous living space, and a contemporary kitchen equipped with premium appliances, offering a sanctuary of comfort. There is a utility room. Each double bedroom is complete with built-in wardrobes, providing plenty of storage. The luxury of an ensuite shower room is complemented by the convenience of automatic blinds in the master bedroom and living area. Residents also benefit from the use of a lift, allocated parking, and beautifully kept garden space at the back.

The property is minutes from Cuffley village and train station with fast regular access to London's Finsbury Park, Kings Cross, and Moorgate. Cuffley Village offers a host of amenities including restaurants and shops and there is a choice of schooling in the area. There is also good access nearby to the major road links of the M25 and A10.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tolmers Gardens, Cuffley, Potters Bar, EN6 4JE

Total Area: 84.3 m² ... 908 ft² (excluding balcony)

All measurements are approximate and for display purposes only