



Tolmers Road, Cuffley

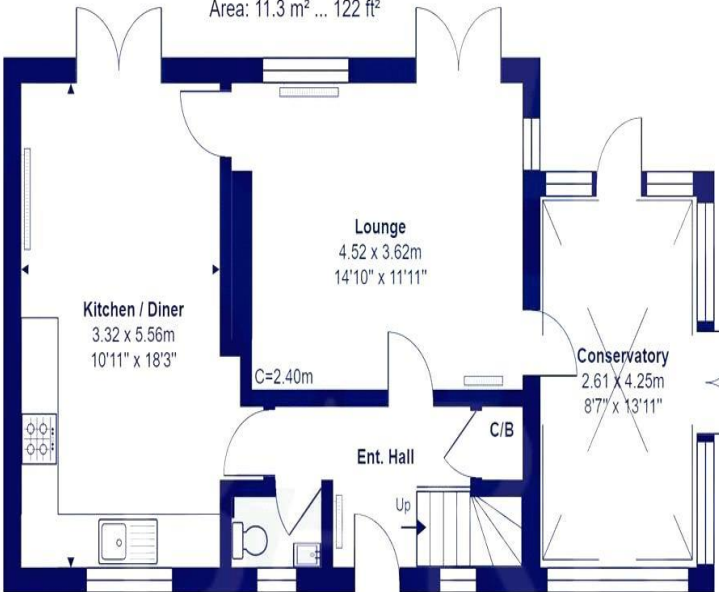
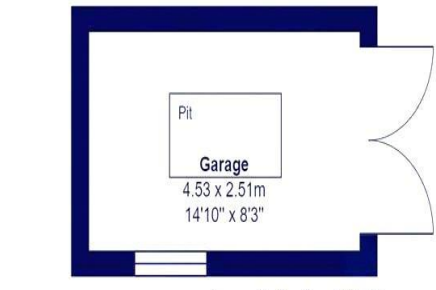


- PLANNING PERMISSION GRANTED FOR A BRAND NEW 3850 SQ FT HOME
- THREE BEDROOM DETACHED FAMILY HOME
- PREMIER LOCATION
- WALKING DISTANCE TO STATION/VILLAGE
- REFURBISHED
- CORNER PLOT
- LARGE FRONT AND REAR GARDENS
- PLENTY OF PARKING WITH LARGE DRIVEWAY

Tolmers Road
Cuffley EN6 4JR

****3 BEDROOM REFURBISHED PROPERTY**CORNER PLOT**PREMIER LOCATION ON TOLMERS ROAD**PLANNING PERMISSION PASSED FOR 3850 SQ FT HOUSE**** A beautifully presented 3 bedroom detached family home set on the prestigious location of Tolmers Road. The property has been refurbished by the current owners with the added bonus with full planning permission passed to build a luxurious home close to 4000 square feet. The property comprises: Entrance hallway, kitchen/dining room, living room, conservatory and down starts wc. Upstairs there are 3 bedrooms and a family bathroom. There is a good size rear garden, large frontage with extensive driveway. Garage to rear of property.

The property is a short walk from Cuffley village with it's assortment of shops and local amenities including the mainline rail station which has direct services to Finsbury Park, Highbury & Islington and London Moorgate. There is a good choice of both state and independent schools locally.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Tolmers Road, Hertfordshire EN6

Total Area: 117.2 m² ... 1262 ft²

All measurements are approximate and for display purposes only

Rear Garden 23.5m x 14m