



Tolmers Road
Cuffley EN6

157 Tolmers Road, Cuffley EN6 4JP

An extremely well-presented 4 bedroom detached family home, discreetly tucked away at the end of one of Cuffley's most sought-after roads, offering approximately 2,300 sq ft of versatile and well-proportioned accommodation arranged over two floors, complemented by a garage and a generous gravel driveway providing parking for several vehicles.

The property offers an ideal blend of space, comfort and practicality, with bright and spacious interiors perfectly suited to modern family living. The ground floor comprises an inviting main living room, an ideal study for home working and a separate lounge leading into a impressive dual-aspect kitchen/breakfast room. A separate utility room and downstairs cloakroom add further convenience.

To the first floor, the property offers four well-proportioned bedrooms, including two bedrooms benefiting from en-suite facilities and dedicated dressing areas, creating excellent private spaces for family members or guests. A further family bathroom serves the remaining bedrooms.

The outside space is equally appealing, with the property enjoying a tucked-away position and the benefit of countryside walks beginning literally at the end of the driveway, providing a wonderful connection to the surrounding landscape.

Cuffley is a highly regarded Hertfordshire village, popular for its attractive surroundings, village atmosphere and excellent transport connections into the City of London, including services to Moorgate and King's Cross. The village offers a good range of local amenities, including Tesco and Co-operative supermarkets, coffee shops, primary and secondary schools, and a variety of sports clubs and recreational facilities.

For those who enjoy the outdoors, the surrounding countryside offers an abundance of pleasant walks, with beautiful routes accessible just moments from the property.

































Approximate Gross Internal Area 2300 sq ft - 213 sq m (Excluding Garage)

Ground Floor Area 1143 sq ft – 106 sq m

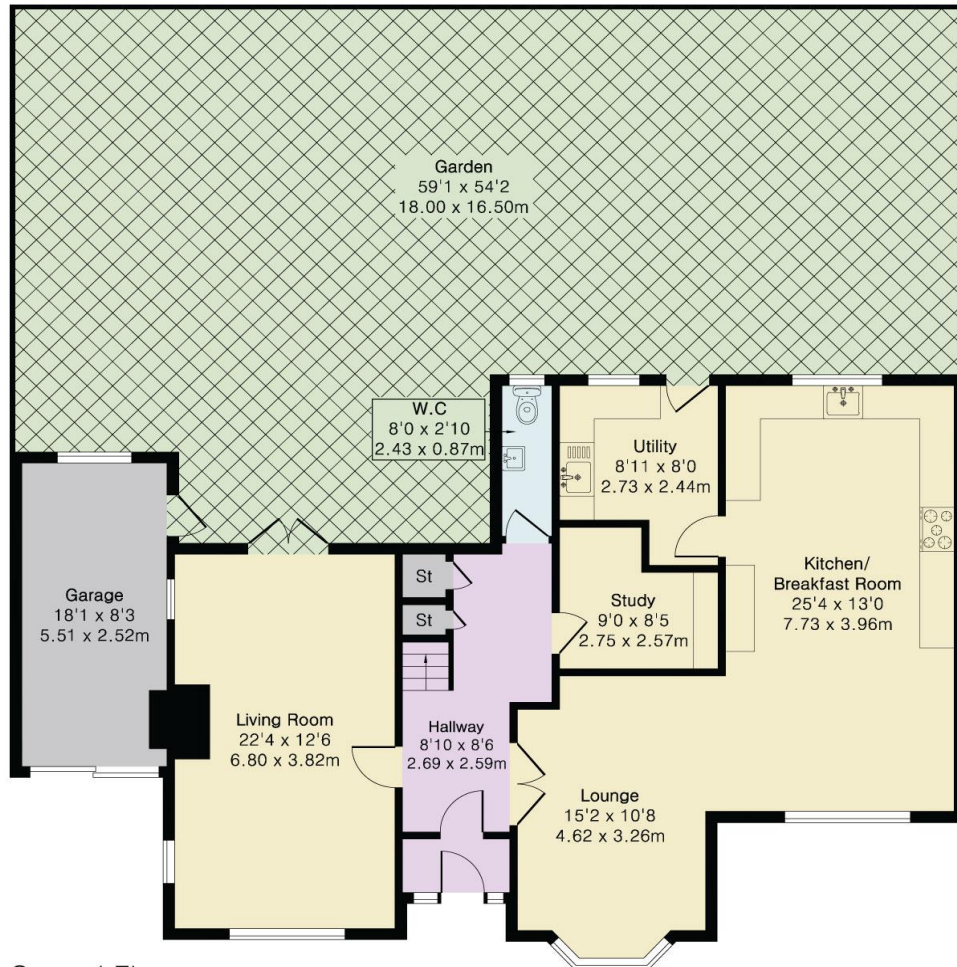
First Floor Area 1157 sq ft – 107 sq m

Garage Area 149 sq ft – 14 sq m

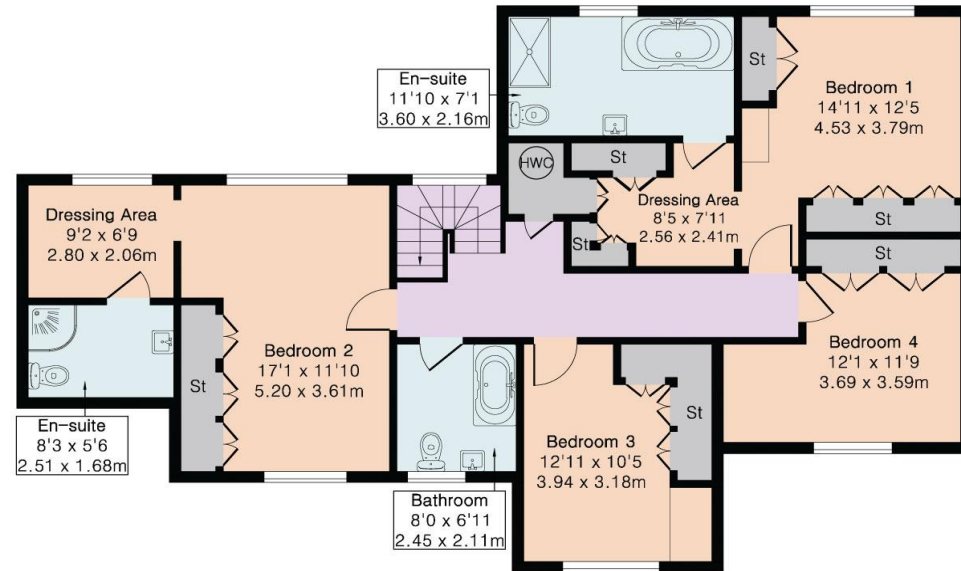
Local Authority:
Welwyn & Hatfield
Council Tax Band: G
Tenure: FREEHOLD



EPC to follow



Ground Floor



First Floor

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.



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