



Tolmers Mansions  
Tolmers Gardens, Cuffley EN6 4JE



# Flat 2, Tolmers Mansions

## 12 Tolmers Gardens, Cuffley EN6 4JE

❖ NO ONWARD CHAIN. This fabulous two bedroom maisonette offers circa 1000 sq ft of modern accommodation. Comprising hallway, open plan kitchen/living room, two bedrooms with en-suite to principal bedroom, family bathroom and study.

❖ Ideally located in this quiet cul-de-sac, this sought after location combines all the benefits of rural Hertfordshire and the connectivity of city living due to its proximity to London by rail or road.

❖ Within a short walk of Cuffley Village which provides local shops, doctors, dentists surgeries and Cuffley mainline station with regular services to Moorgate in 35 minutes.

❖ Potters Bar is approximately 3 miles away and offers a more comprehensive range of shops and amenities with the mainline station providing services to both Kings Cross and Moorgate in 18 minutes and 35 minutes respectively. Central London is approximately 20 miles away and the development is ideally placed for access to the M25 and A1. There is an excellent selection of both state and private schools nearby including Queenswood, Stormont and Lochinver House.

































# Tolmers Gardens, Cuffley, Potters Bar, EN6

Approximate Area = 981 sq ft / 91.1 sq m


For identification only - Not to scale

## Local Authority:

Welwyn & Hatfield Borough Council

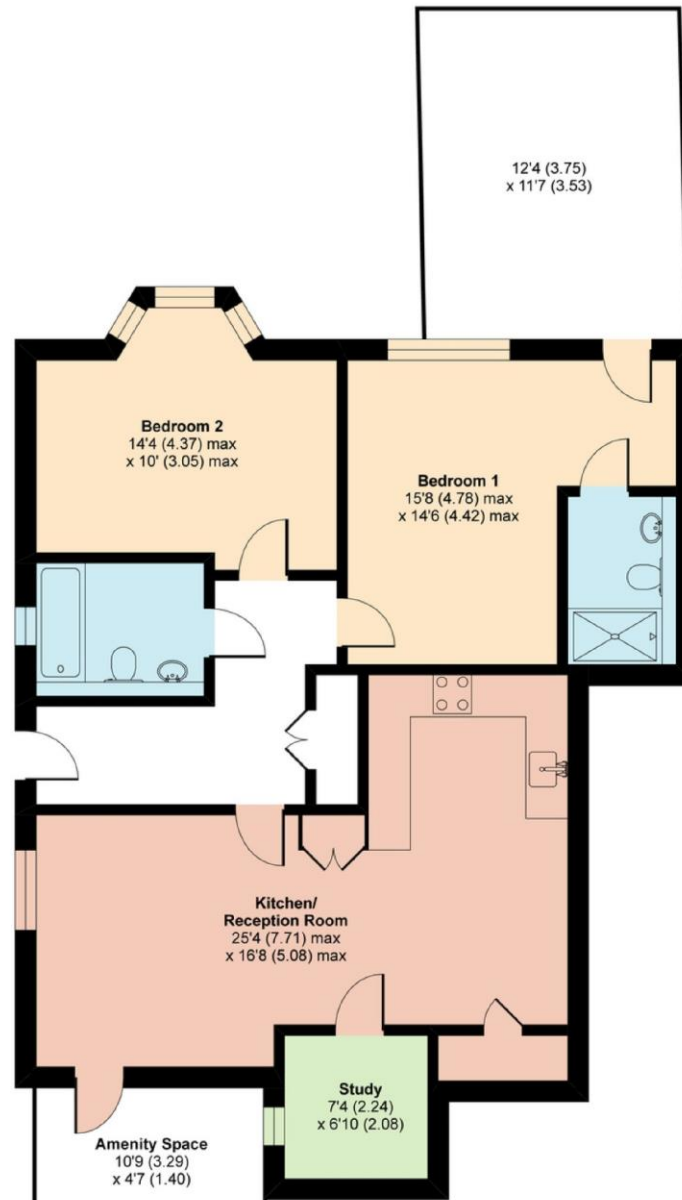
Council Tax Band: E

LEASEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



**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.



**Certified  
Property  
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n!che.com 2021.  
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