



Tolmers Road
Cuffley, Hertfordshire, EN6

Tolmers Road

This stunning family home boasts an impressive layout spread across three spacious floors, offering both comfort and style. Designed with modern living in mind, the property features multiple reception areas, generously sized bedrooms, and a harmonious blend of open-plan and private spaces. The ground floor opens into a fabulous entrance hall, setting the tone for the home's elegance.

Two reception rooms, one of which is a cinema room provide versatile living space, perfect for formal entertaining or relaxed family gatherings. The heart of the home is the expansive open-plan kitchen and lounge/dining area, seamlessly connecting to the rear garden through wide doors—ideal for both everyday family life and entertaining.

A practical utility room and a garage offer additional functionality, while a convenient guest cloakroom completes this level. The first floor offers a superb principal bedroom, with dressing room and a luxurious en-suite bathroom and access to a private balcony. Three further bedrooms, (one currently a dressing room), provide ample accommodation, including one with its own en-suite. A spacious family bathroom serves the remaining rooms, and a well-planned landing creates a sense of openness.

The top floor continues to impress with three additional bedrooms, two of which share modern en-suite facilities. This level provides a flexible layout, perfect for teenagers, guests, or even a games room/home office setup. A large landing adds to the sense of light and space. Outside, a beautifully sized garden extends the living space outdoors, providing the perfect setting for alfresco dining, play, or relaxation. This property combines luxury, practicality, and space across three thoughtfully designed floors. With a perfect balance of formal and informal living areas, as well as ample bedrooms and bathrooms, it offers an exceptional home for modern family living.

The property is located within close proximity to Cuffley village with variety of local shops, restaurants and mainline train station servicing London via Moorgate station. Within the area are excellent local schooling facilities, both public and private, catering for all ages. The A1(M), M25 and A10 are within easy reach by car.

Disclaimer - *Some photographs are stock images*

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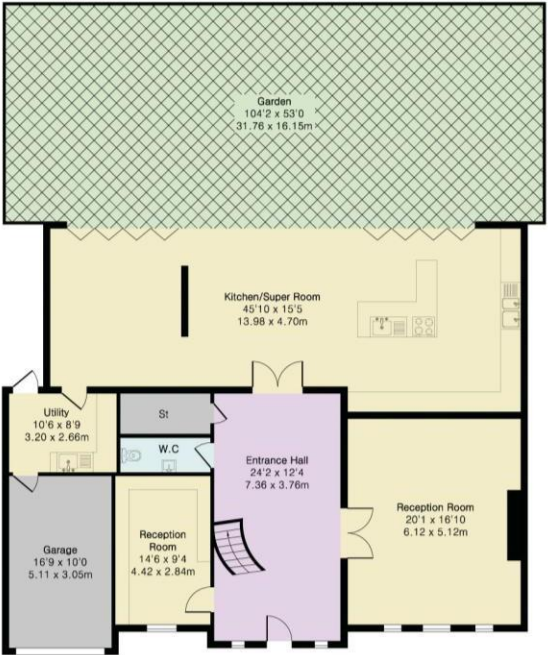
Council Tax: H
Local Authority: Welwyn & Hatfield
Tenure: Freehold



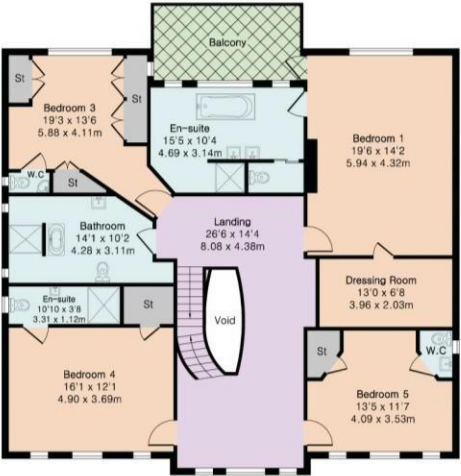
Approximate Gross Internal Area 4585 sq ft - 426 sq m
(Including Garage)

Ground Floor Area 1904 sq ft – 177 sq m
First Floor Area 1641 sq ft – 152 sq m
Second Floor Area 1040 sq ft – 97 sq m

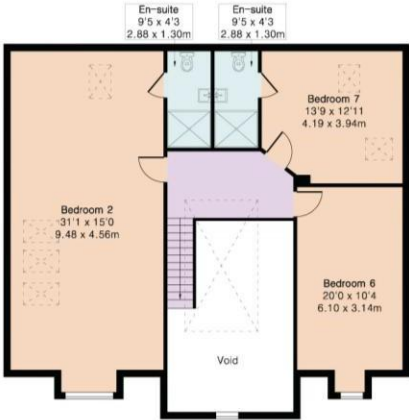
Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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