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Tolmers Road

Cuffley EN6

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Tolmers Road Cuffley, Hertfordshire, EN6 4JP

An immaculately presented 4 bedroom detached furnished family home located in the sought after Hertfordshire village of Cuffley.

The property has undergone a full refurbishment throughout, including double story side extension, expanding the property to become the ideal setting for family and entertaining.

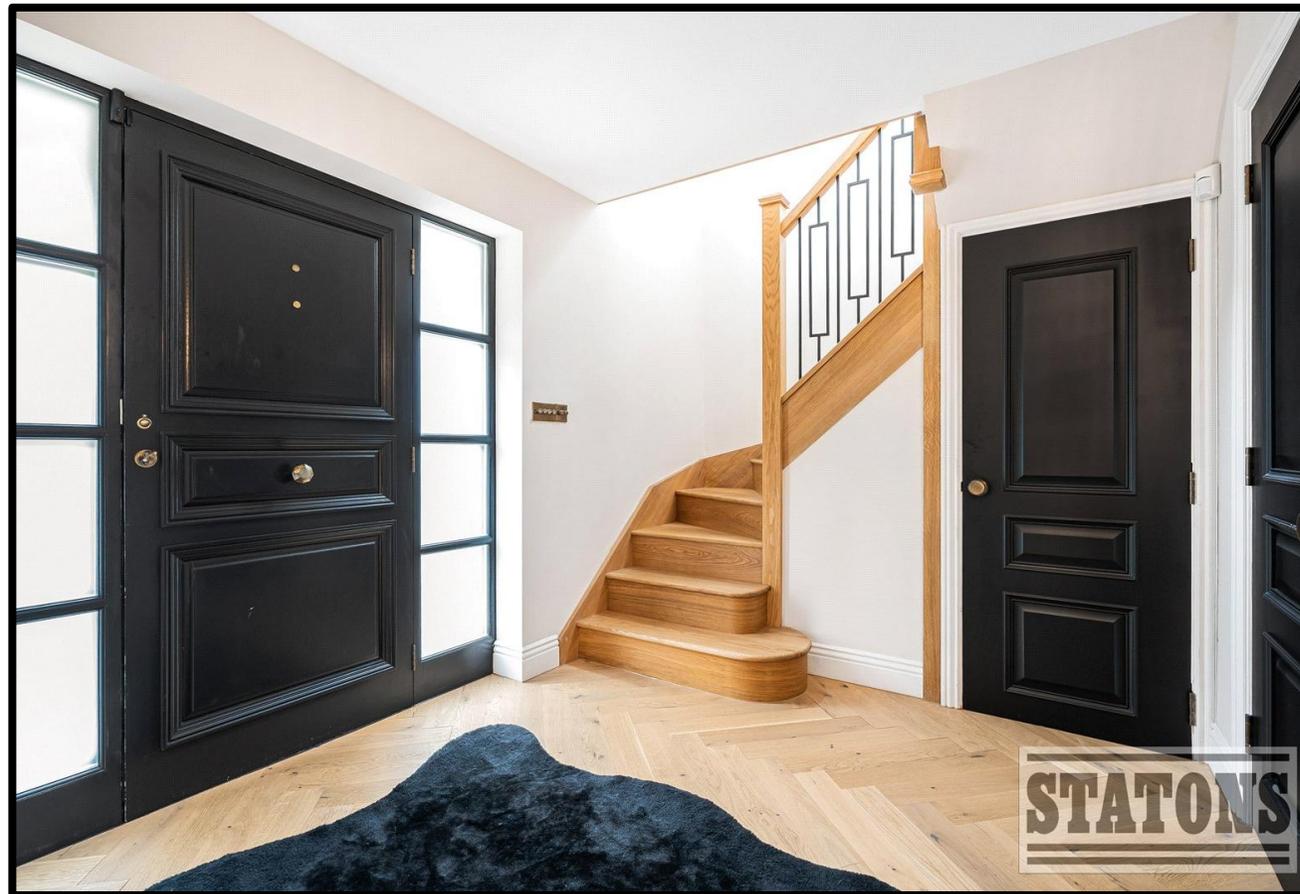
4 Bedrooms including principle suite including walk in wardrobe and en suite shower room, 3 further bedrooms and family bathroom, all finished to a high spec.

The rear garden and patio offers a large outhouse with outdoor kitchen area and ample room for summer night relaxation.

Gated to the front and ample off street parking.

Council Band Tax G

Welwyn Garden Council

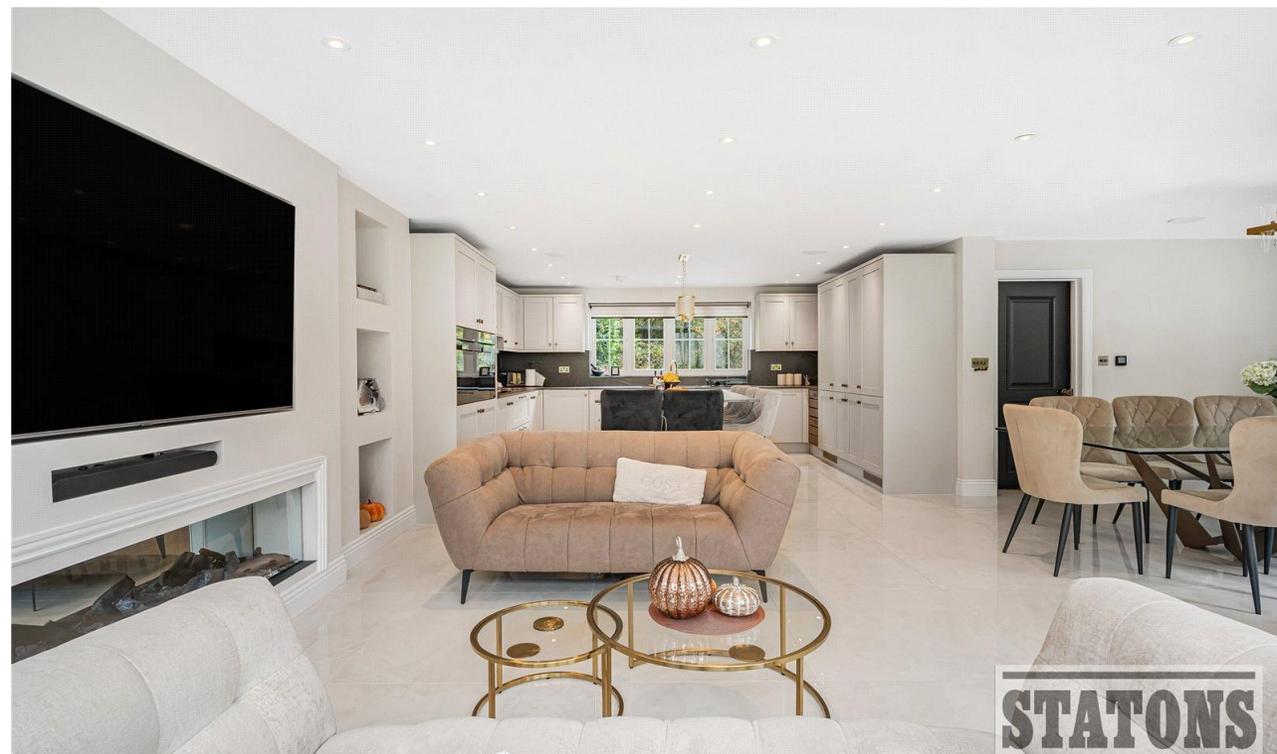
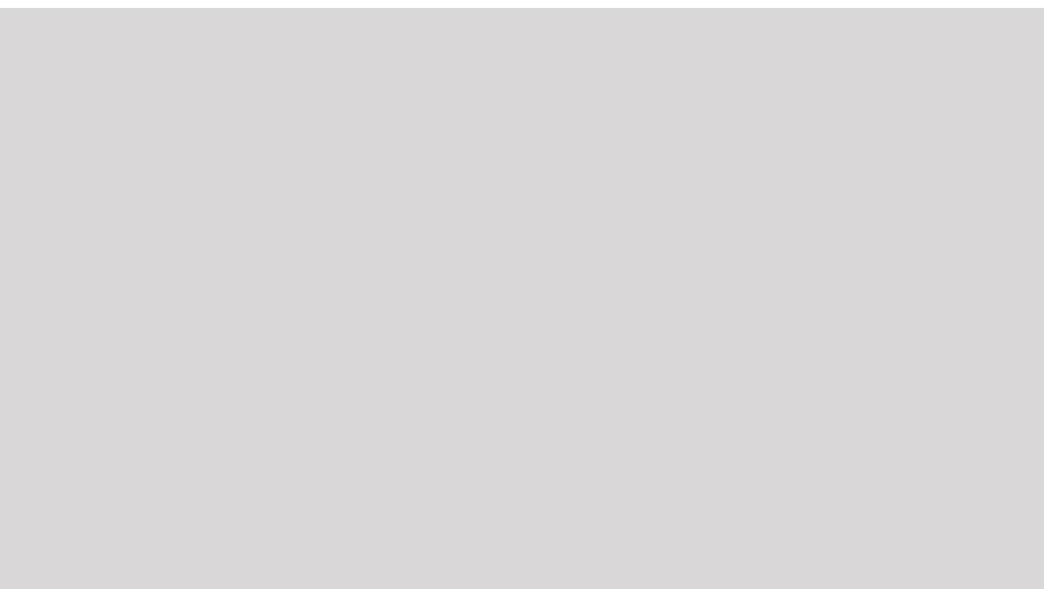




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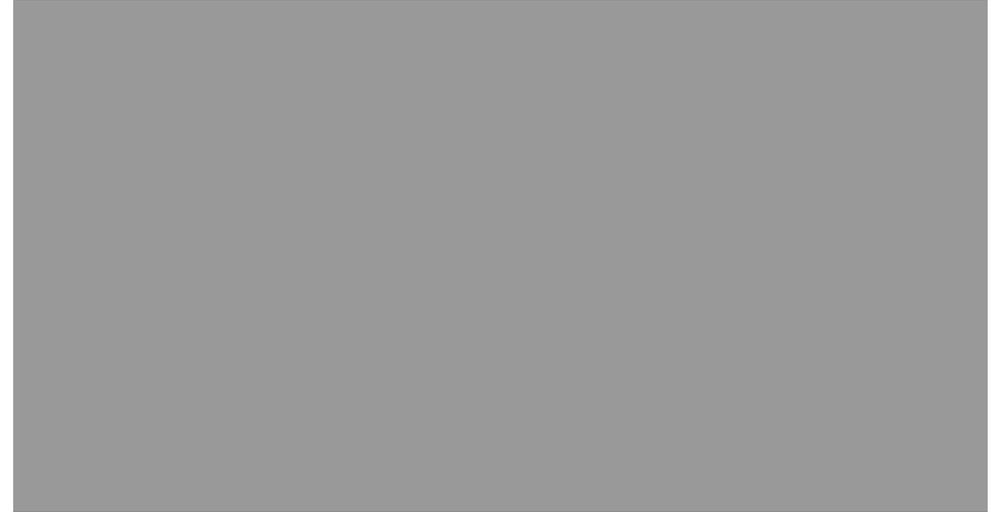


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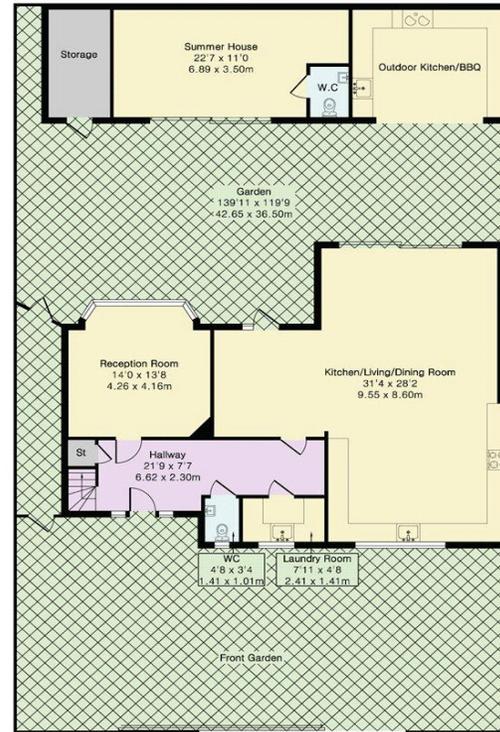
**Approximate Gross Internal Area 1965 sq ft - 182 sq m
(Excluding Outbuilding)**

Ground Floor Area 1092 sq ft – 101 sq m

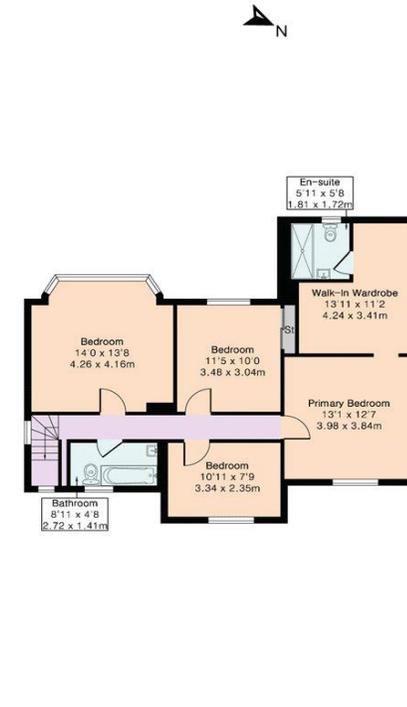
First Floor Area 873 sq ft – 81 sq m

Outbuilding Area 260 sq ft – 24 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	73 C
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First 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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