



Tolmers Road
Cuffley EN6

A Stylish and Spacious Family Home in the Heart of Cuffley

❖ Acorn Lodge is an attractive double-fronted family home, beautifully presented with rendered elevations and offering bright, versatile accommodation across three floors. Perfectly designed for modern family living and entertaining, the home combines elegant living spaces with thoughtful touches throughout.

❖ The ground floor opens from a welcoming entrance hall into a spacious layout that includes a large drawing room with patio doors leading to the rear terrace, and a generous sitting room featuring bespoke fitted shelving and a striking open fireplace. The expansive kitchen/breakfast room enjoys natural light from a front-aspect window with built-in seating. The kitchen itself is well-appointed with a range of modern wall and base units, integrated appliances, and a central breakfast bar. This space flows into the breakfast area, which leads conveniently to a guest cloakroom/utility room and provides direct access to the rear terrace—ideal for indoor-outdoor entertaining.

❖ Upstairs, the first floor hosts a generous principal bedroom with built-in storage and shared Jack-and-Jill access to a sleek en suite shower room, which is also accessible from a neighbouring double bedroom. Two additional well-proportioned bedrooms, both with built-in storage, and a contemporary family bathroom complete this floor.

❖ The second floor is a wonderfully light and versatile space, featuring a vaulted ceiling with skylights throughout. It offers a dedicated study and an impressive 28-ft family room—perfect as a playroom, media lounge, or even a gym—tailored to suit a variety of lifestyle needs.

❖ Set on a prominent corner plot, Acorn Lodge has strong kerb appeal with a mature topiary-framed raised bed and a block-paved in-and-out driveway providing ample private parking. A detached double garage sits to the side of the property with direct access to the rear garden.

❖ The rear garden is a private sanctuary, mainly laid to lawn and bordered by established flower and shrub beds. A generous paved terrace and decked seating area with a charming gazebo offer the perfect setting for outdoor dining and entertaining.

❖ Location - Ideally situated just 0.1 mile from Cuffley station, Acorn Lodge enjoys excellent transport links with regular direct services to central London in around 30 minutes. The nearby A10 and M25 provide quick access to London, major motorways, and airports.

❖ Cuffley village offers a wide array of everyday amenities including a Tesco Express, local shops, cafes, GP surgery, library, community centre, and a well-regarded primary school. Residents also enjoy access to local parks and sports clubs including tennis, bowls, and football. For more extensive shopping, dining, and leisure options, nearby towns such as Cheshunt, Potters Bar, and Enfield are all easily reached.

❖ Schools - The area benefits from a strong selection of both state and independent schools. Nearby independent options include Queenswood, St. John's Prep and Senior, Stormont, Lochinver House, Vita et Pax Preparatory, and Mount House School.































**Approximate Gross Internal Area 2081 sq ft - 194 sq m
(Excluding Garage)**

Ground Floor Area 937 sq ft – 87 sq m

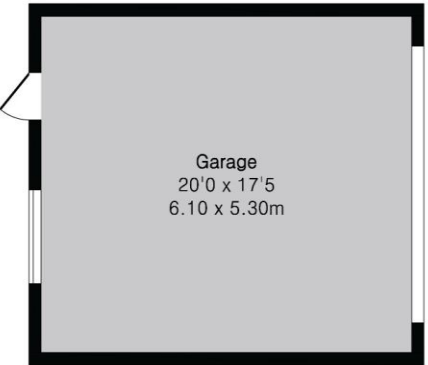
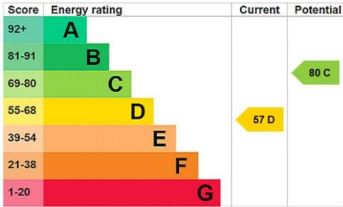
First Floor Area 804 sq ft – 75 sq m

Second Floor Area 340 sq ft – 32 sq m

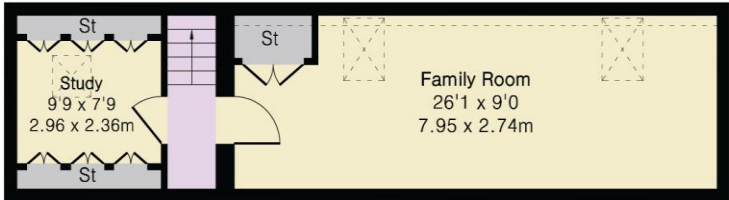
Garage Area 348 sq ft – 32 sq m



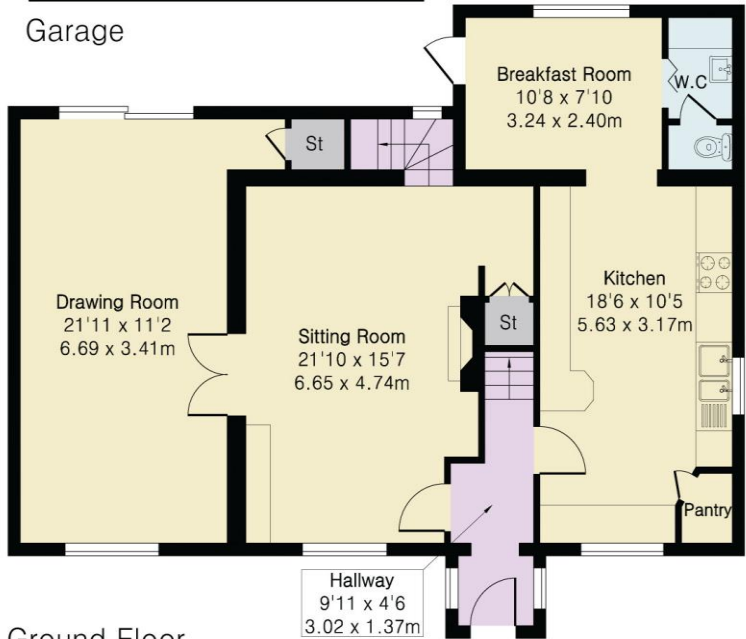
Local Authority:
Welwyn & Hatfield
Council Tax Band: G
FREEHOLD



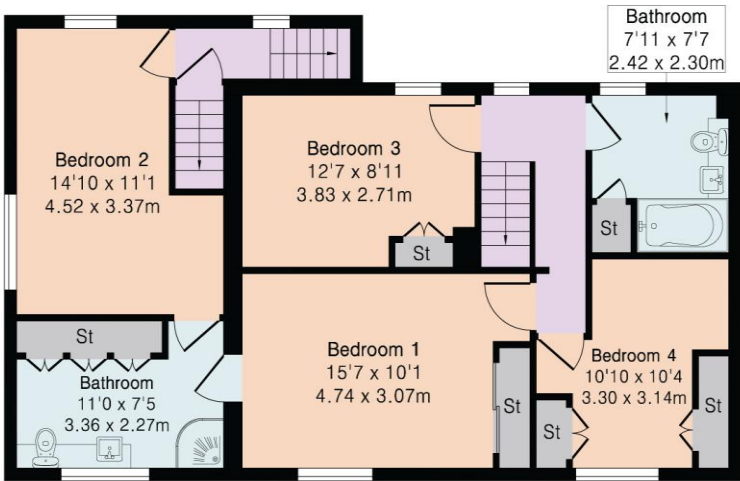
Garage



Second Floor



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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