

**STATONS**

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**The Laurels, 11 Tolmers Gardens  
Cuffley, EN6 4JE**



## The Laurels

Ideally positioned within an exclusive cul-de-sac moments from Cuffley mainline station, The Laurels is an elegant new development of just five luxury one and two bedroom apartments, currently under construction and finished to a high specification throughout. The development is set within attractive landscaped gardens, with allocated off-street parking available to selected plots.

This highly sought-after location perfectly balances the charm of rural Hertfordshire with excellent connectivity to London, making it ideal for commuters and downsizers alike.

The Laurels is within easy walking distance of Cuffley Village, offering a range of local amenities including independent shops, doctors and dental surgeries, as well as Cuffley mainline station, which provides regular services to Moorgate in approximately 35 minutes. Potters Bar is approximately three miles away and offers a wider selection of shops, restaurants and leisure facilities, together with mainline rail services to King's Cross in around 18 minutes and Moorgate in approximately 35 minutes. Central London is roughly 20 miles away, and the development is superbly located for access to both the M25 and A1. The area is also well served by an excellent choice of highly regarded state and private schools, including Queenswood, Stormont and Lochinver House.

Council Tax: TBC

Local Authority: Welwyn & Hatfield

Tenure: Freehold





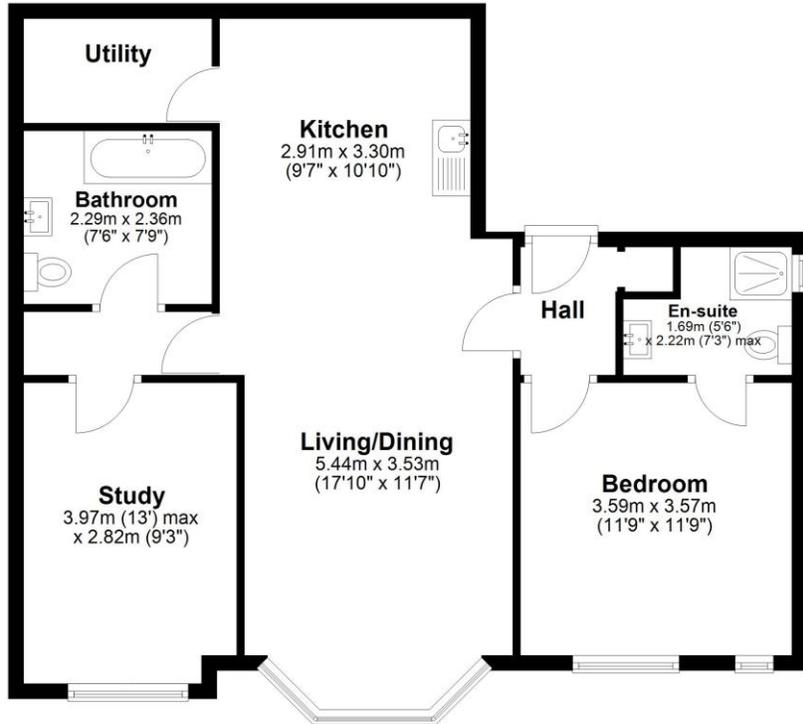






### Ground Floor

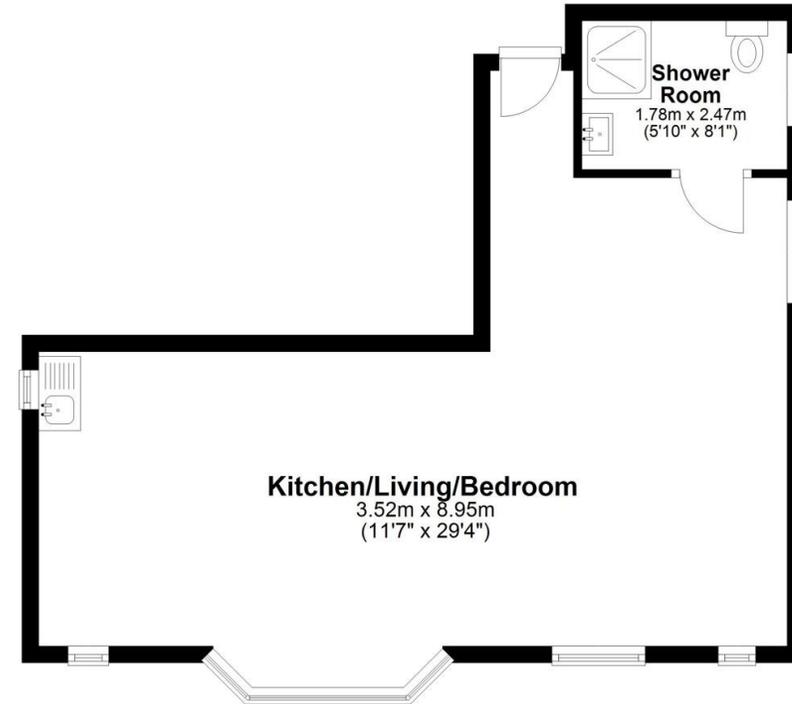
Approx. 73.2 sq. metres (787.6 sq. feet)



Whilst every attempt has been made to ensure the accuracy of this floor plan, no responsibility is taken for any error, omission or incorrect statement. The plan is for illustrative purposes and is to be used as such by any prospective purchaser or tenant.  
Plan produced using PlanUp.

**Flat 1, 11 Tolmers Gardens**

### First Floor Approx 45.1 sq.metres (485.2 sq.feet)



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**Flat 3 Studio, 11 Tolmers Gardens**

**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 size are approximate. All dimensions include wardrobe spaces where applicable.

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