



Tolmers Road, Cuffley



- RARE TO THE MARKET
- HUGE REDEVELOPMENT POTENTIAL, STPP
- HIGHLY REGARDED TOLMERS ROAD LOCATION
- FOUR-BEDROOM DETACHED BUNGALOW
- WEST-FACING REAR GARDEN OVER 100FT
- WALKING DISTANCE TO SHOPS & STATION
- SET BEHIND ELECTRIC GATES
- AIR-CONDITIONED HOME OFFICE

Tolmers Road
Cuffley EN6 4JG

HUGE POTENTIAL TO REDEVELOP ON A LARGE PLOT, STPP Set on the highly regarded Tolmers Road, within walking distance of Cuffley village shops and train station, this extremely rare to the market four bedroom detached bungalow occupies a generous plot and sits behind electric gates. The property offers enormous potential and represents an exciting opportunity for a range of buyers. It would be ideal for downsizers seeking a spacious single-storey home on a substantial plot in one of Cuffley’s most desirable locations, while also offering excellent scope for buyers looking to redevelop, extend or create a bespoke luxury family home, subject to the necessary planning permissions. The plot is a real feature of the property, with a beautiful west-facing rear garden extending in excess of 100 feet, providing a wonderful sense of space, privacy and future potential. The size and setting of the plot make this a particularly attractive opportunity for those looking to unlock the full potential. The existing accommodation comprises a large entrance hallway, four bedrooms, with the master bedroom benefiting from an en-suite shower room, a further family bathroom, a spacious living room with dining area, kitchen and conservatory. Externally, the property benefits from a large rear garden, an air-conditioned home office and off-street parking for several cars.

Tolmers Road is within a short walk of Cuffley village and train station with fast regular access to London’s Finsbury Park, Kings Cross, and Moorgate. Cuffley Village offers a host of amenities including restaurants and shops and there is a choice of schooling in the area including state and private. There is also good access nearby to the major road links of the M25 and A10.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	75 C
39-54	E		
21-38	F		
1-20	G		



Tolmers Road, Cuffley, Potters Bar, EN6 4JG

Total Area: 198.7 m² ... 2139 ft²

All measurements are approximate and for display purposes only