



Tolmers Road, Cuffley  
£1,595,000



- CHARACTER 1920'S BUILD
- EXCEPTIONAL LIVING SPACE
- BESPOKE KITCHEN
- SUPER ROOM
- 4 RECEPTION ROOMS
- 6 BEDROOMS
- 2 BATHROOMS
- HUGE FRONTAGE



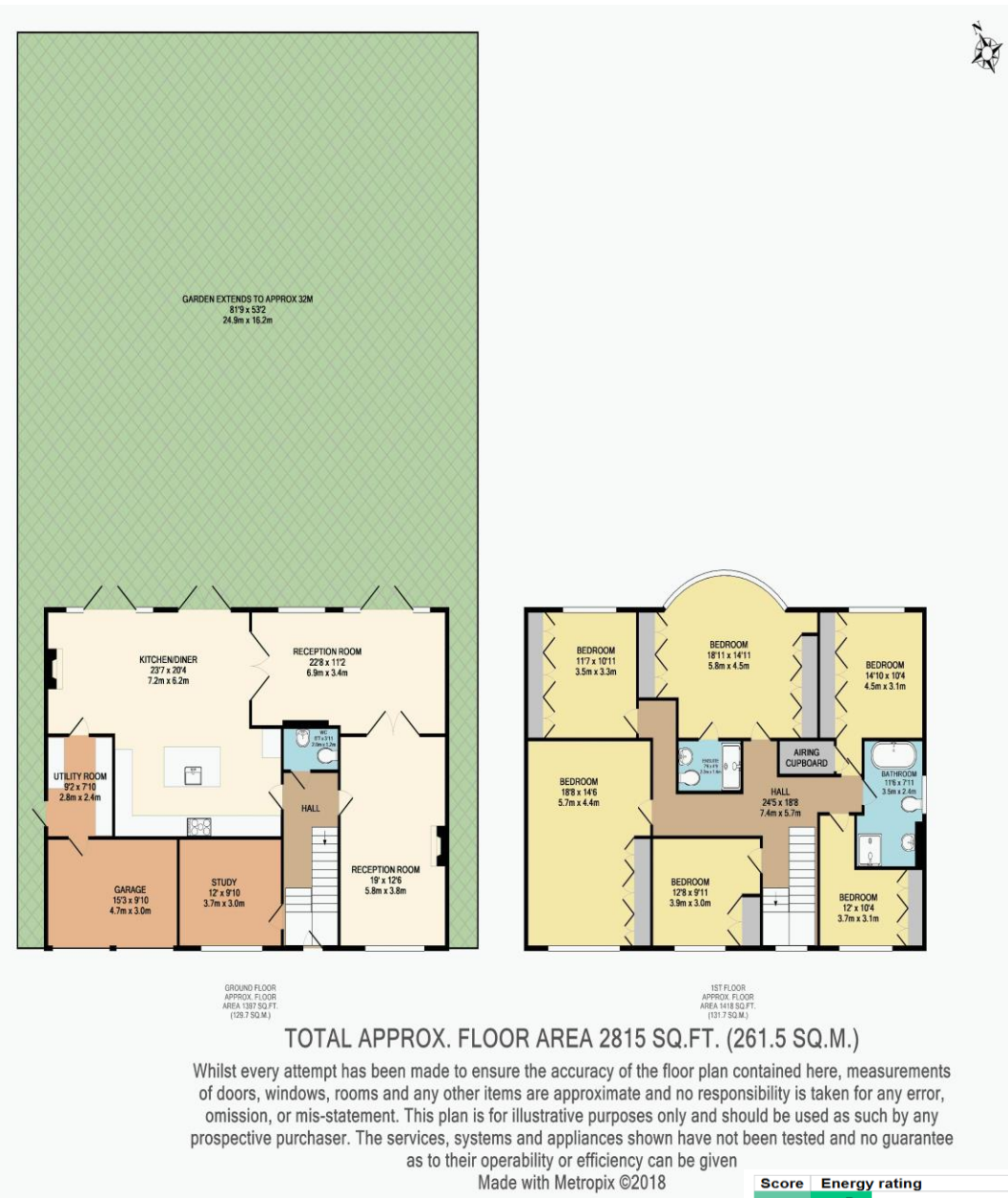
**Tolmers Road**  
Cuffley EN6 4JJ

**£1,595,000**

A beautifully presented and extremely rare 1920's 6-bedroom detached home, situated on the extremely popular Tolmers Road. The wonderful property boasts many original features such as fire places and high ceilings. At just under 3000 square foot, there is ample flexible family living accommodation, to include a stunning Tom Howley designed and fitted kitchen, which forms part of a "SUPER ROOM" incorporating a living area and dining area. There is also a separate living room, TV room, study and a utility room. On the first floor you will find six bedrooms which are all an excellent size, the master bedroom has an en-suite bathroom and there is also a CP Hart designed and fitted bathroom! Externally, the property benefits from being set back quite significantly thus incorporating a long driveway and parking for a great number of cars! To the rear of the property there is an attractive and inviting wood fire outside seating area and pergola. The owners inform us they have planning permission to convert the integral double garage to either a games room or cinema room and build a double garage extension to the front.



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	60 D	75 C
39-54	E		
21-38	F		
1-20	G		