



## Tolmers Avenue, Cuffley, Potters Bar, Hertfordshire, EN6

**£1,200,000**

- **LARGE PLOT / NEW BUILD POTENTIAL**
- **FOUR BEDROOMS**
- **WITHIN 1 MILE TO CUFFLEY SHOPS AND RESTAURANTS**
- **DOUBLE FRONTED DETACHED HOME**
- **DRIVEWAY TO REAR**
- **POTENTIAL FOR SIDE AND REAR EXTENSION ( STPP)**

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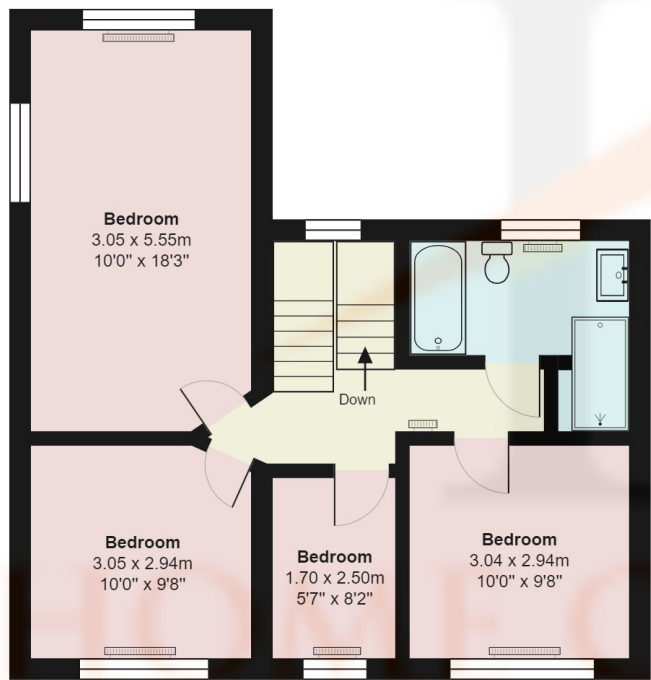
## £1,200,000 Freehold

This charming double fronted detached four bedroom home situated in one of Cuffley's premier roads. The property being a corner plot offers significant potential for a large side and rear extension or knock down and new build ( stpp )

The accommodation comprises two reception rooms, kitchen, four bedrooms and bathroom with separate WC. Externally there is a wonderful front garden with a path that leads to the entrance. The rear garden has been well maintained and has a driveway that provides off street parking for several cars.

The house is well positioned being within 1 mile of Cuffley shops and restaurants and Cuffley station (into Moorgate).

Planning was previously granted and expired in 2021, plans attached



**First Floor**  
Area: 56.8 m<sup>2</sup> ... 611 ft<sup>2</sup>



**Ground Floor**  
Area: 60.6 m<sup>2</sup> ... 653 ft<sup>2</sup>

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Total Area: 117.4 m<sup>2</sup> ... 1264 ft<sup>2</sup>

All measurements are approximate and for display purposes only

