

## Flat 2, 12 Tolmers Gardens, Cuffley, EN6 4JE

\*\*Exceptional Chain-Free Ground Floor Maisonette in Cuffley\*\*

Greenhill Estates is delighted to present this beautifully appointed ground floor maisonette, offering a spacious and adaptable living environment with two generous double bedrooms and an additional office or third bedroom. Spanning approximately 1,000 sq ft, this contemporary residence, built just four years ago, showcases high-end finishes and features its own outdoor space, making it truly special.



Accommodation Location:



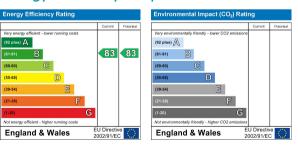
## Area Map



## Floor Plan



## **Energy Efficiency Graph**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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