



12 Tolmers Gardens  
Cuffley, Potters Bar, EN6 4JE  
Guide price £575,000

2 2 1 B

# 12 Tolmers Gardens, Cuffley, Potters Bar, EN6 4JE

\*Chain-Free Luxury Awaits: Ground Floor, 2-Bed, 2-Bath Maisonette, 0.1 Miles to Cuffley Station, 995 year lease\*

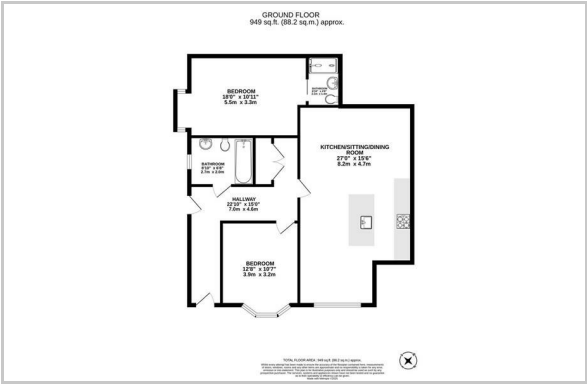
Greenhill Estates is proud to present a rare opportunity to acquire this exceptional, chain-free ground floor maisonette. Built just four years ago and spanning an impressive (approx) 1,000sq ft, this contemporary residence offers a truly luxurious and adaptable living space. You'll find two generous double bedrooms, two high-end bathrooms with underfloor heating, and an expansive kitchen/diner featuring a central island—perfect for entertaining. The large lounge and dedicated utility space complete the interior. Unique benefits include its own private entrance, large kitchen island, utility cupboard with washing machine and tumble dryer and is located just a stone's throw (0.1 mile) from Cuffley Train Station and a very short walk to the High Street. Residents also enjoy a beautiful communal garden. This home combines village charm with unparalleled commuter convenience and viewing is highly recommend.



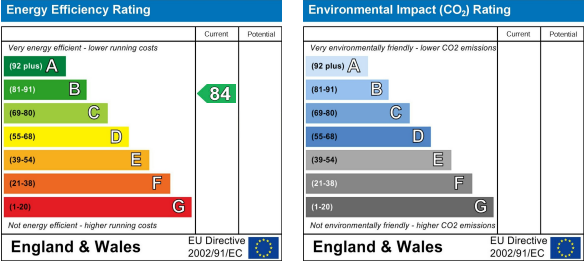
## Area Map



## 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.