



**Tolmers Road  
Cuffley**

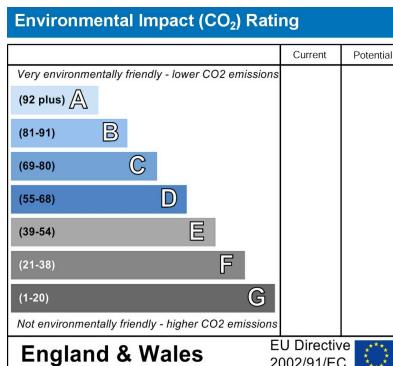
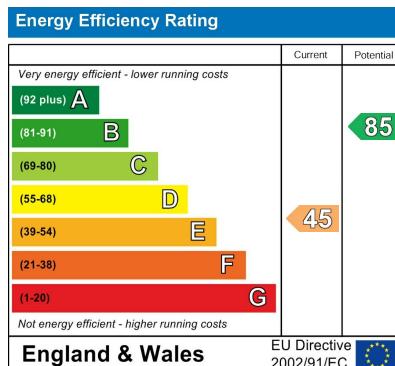


**£2,200 Per month**

Offer to let a three bedroom house with many features including a brand new Kitchen, Ground Floor WC, 22' Living Room with Bi-fold doors to the Garden. Rear garden & block paved driveway to the front. Situated in this sought after road central to Cuffley close to all the Village Amenities & Transport links. Keys held for immediate viewing!

Private Tenants only. Available immediately.

- **Gas Heating & Double Glazing**
  - **Ground Floor WC**
- **22' Living room with Bi-Fold doors**
  - **Own off street driveway parking**
    - **54' Rear Garden**
  - **Brand New Kitchen**
  - **New carpets throughout**



## Entrance

Composite double glazed entrance door with side window in satin glass. To the:-

## Hallway

Stairs to first floor with storage cupboard under housing meters. Wall hung anthracite grey feature column radiator. Engineered oak flooring. Glazed oak door into the living room. Door to:-

## Downstairs W.C.

Opaque double glazed window to the front. Low flush W.C. with push button flush. Wall mounted wash hand basin. Part tiled walls. Ceramic tiled flooring.

## Living Room

22'1 x 10'11 max  
Double glazed windows to the front and Double Glazed Bi Fold door to the Garden. Two column anthracite grey feature radiators. Inset spotlights to the ceiling. Engineered oak wood flooring. Glazed double doors through to the:-

## Kitchen

8'11 x 7'7  
Double glazed window to the rear. Range of wall and base units incorporating stainless steel sink with mixer tap. Electric oven with gas Hob and extractor over. Slimline dishwasher. Washing machine. Freestanding fridge, freezer and extractor fan. cupboard housing the boiler.

## Landing

Timber Balustrade. Access to loft via loft hatches. Built in Wardrobe/Airing Cupboard. Flooring laid to brand new carpet. Doors to:-

## Bedroom 1

12 x 10'11  
Double glazed window to the rear. Radiator. Flooring laid to brand new carpet.

## Bedroom 2

10'10 x 9'7  
Double glazed window to the front. Radiator. Flooring laid to brand new carpet.

## Bedroom 3

7'8 x 8'8  
Opaque double glazed window to the rear. Radiator. Flooring laid to brand new carpet.

## Family Bathroom

Opaque double glazed window to front. Chrome towel radiator. Low flush WC with push button flush. Pedestal wash hand basin with mixer tap. Tiled enclosed double shower cubicle with chrome mixer shower valve with hand attachment and rain head. Extensively tiled walls and flooring. inset spot lights to ceiling.

## Garden

Indian sandstone patio area. Side access. Laid to lawn. Shrub and flower borders. Outside water tap and lighting.

## Driveway

Block paved driveway for 1 car

