



# Tolmers Road

Cuffley, EN6 4JG

savills

*A stunning modern mansion with self contained two bedroom annex offered for sale in fabulous order throughout and benefiting from an indoor leisure complex with pool, sauna and games room*

Newly constructed contemporary home in a picturesque Hertfordshire village

Within a few minutes walk of Cuffley mainline train station

Up to 8 bedrooms with self contained annex/flat

Stunning indoor leisure complex with pool and sauna

Fabulous open plan principal reception room with bi folding doors onto patio for Mediterranean style living

Ample off road parking with double garage and car port

Outstanding galleried reception hallway with galleried landing

Beautifully landscaped gardens to rear







This newly constructed modern home is set in one of the area's favoured roads and offers excellent and well planned living and entertainment space.

Centered around the galleried reception hallway there is a study, guest cloakroom, storage area for coats and an L shaped drawing room with a custom built wet bar and wiring for an in home entertainment system if required. Running across the back of the house is the open plan family living space which combines a kitchen, living and dining area and is without doubt, the focal point of the house with bi folding doors opening onto the patio and gardens beyond. The kitchen itself is fitted with a range of modern wall and base units and integrated high end appliances, breakfast bar and island unit. Off here is a utility room with a continuation range of units and door to the garden.

Moving upstairs, on the first floor there are five double bedroom suites all of which have dressing rooms and en suite facilities. The master bedroom is an expansive area with a en suite bathroom and walk in steam/shower cubicle.

On the second floor, the entire area is currently open plan providing an ideal games area or offering potential for more bedrooms and bathrooms if required.

#### **Self contained flat/annex**

This area is located over the double garage and car part and can be accessed from the first floor landing or independently from its own front door on the ground floor if needed. Here you will find a large open plan kitchen/living area with an inner hall providing access to the shower room and two bedrooms, one of which has a walk through dressing room also leading to the shower room.

On the outside, the house is set in a substantial garden with extensive patio and seating areas including facilities for an outdoor kitchen.

The indoor leisure centre complex is accessed by an internal door from the kitchen with a large changing room with sauna and shower. The indoor pool room itself has a vaulted ceiling, lots of bi folding doors and further seated space. This has a further door leading into the garage and integral car port.

#### **Additional Information**

This beautifully maintained house has underfloor heating on the ground floor and has wiring for an in home AV/TV system. We understand that fibre optic broadband is now connected and that there are additional plumbing facilities on the second floor should one require further bathrooms. The gardens have been beautifully maintained with a large lawn area to the rear and mature flower and shrub borders including a water feature and rockery.





#### Local Information

Tolmers Road is conveniently located close to the shops and amenities of Cuffley. There is excellent schooling nearby including Queenswood, Stormont, Lochinver and Dame Alice Owen's. First Capital Connect operate a direct overground service to Moorgate from Cuffley via Finsbury Park and Highbury and Islington. The surrounding area offers a variety of leisure pursuits at Cuffley and Northaw tennis club, Brookmans Park golf club and Northaw Great Wood for walks and horseriding. Home Wood is also just a few moments from this property offering woodland walks.

#### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

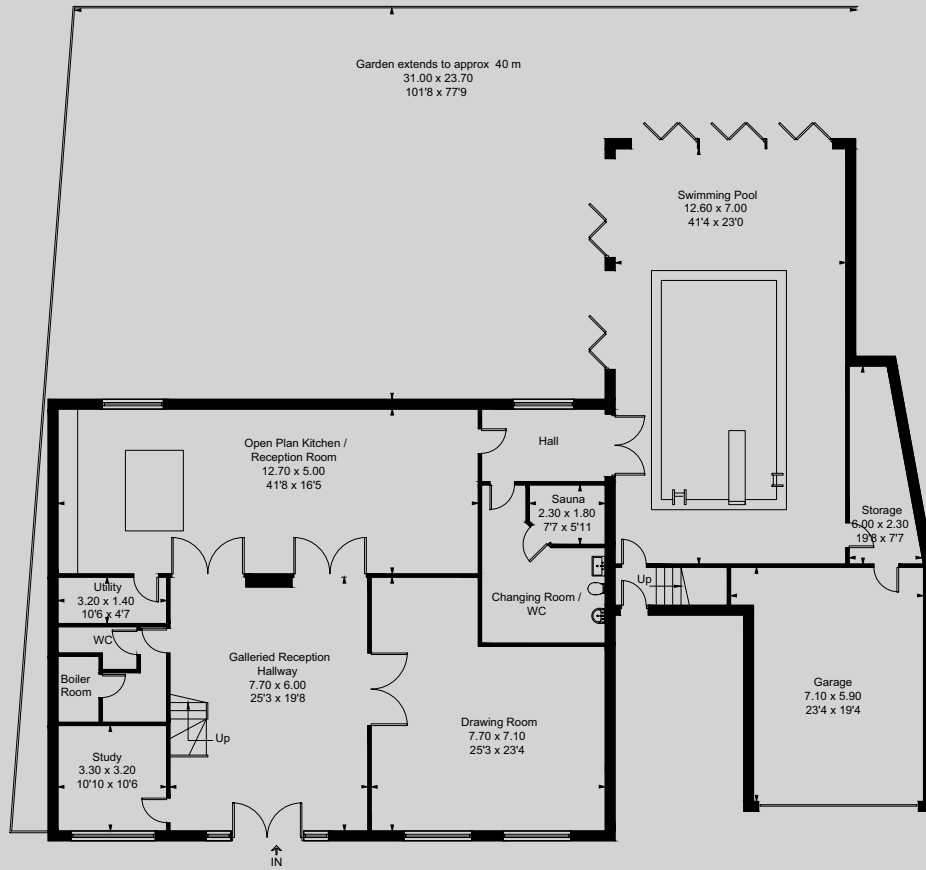
#### Viewing

Strictly by appointment with Savills.

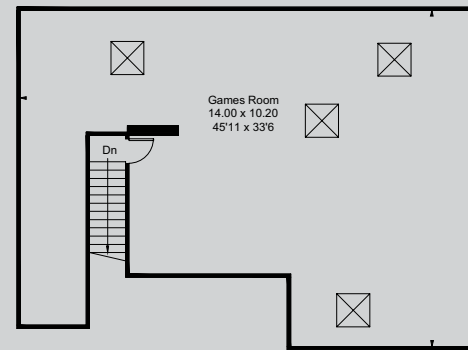


# FLOORPLANS

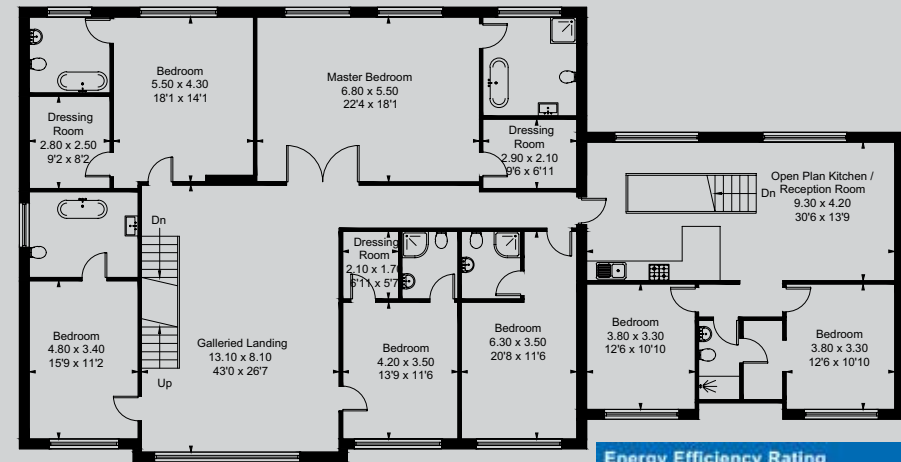
Approximate Floor Area = 755.4 sq m / 8131 sq ft



Ground Floor



Second Floor



First Floor

| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92-100)                                    | A |         |           |
| (81-91)                                     | B | B3      | B5        |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England, Scotland & Wales                   |   |         |           |
| EU Directive 2002/91/EC                     |   |         |           |



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