



3 Tolmers Mews, Newgate Street, SG13 8RG
Guide Price £975,000

Lanes
ESTATE AGENTS

3 Tolmers Mews, Newgate Street, SG13 8RG

Located in Newgate Street Village is this fantastic grade two listed converted coach house on Tolmers Mews. This one of a kind home includes three double bedrooms, a very spacious lounge, separate dining room and kitchen that backs onto a sunny rear garden. Other benefits include allocated parking, a garage and communal gardens.

The property is only moments away from Cuffley's High Street offering a good range of restaurants, shops for amenities and also Cuffley's train station with direct links London.



Entrance Hall

Via front door, windows to front aspect, wooden floorboards, radiator, spotlights, doors to:

Lounge 16'10" x 28'9" (5.13m x 8.76m)

Window to front aspect, radiator, electric fireplace, wood floorboards, double glazed patio doors leading to garden, archway leading to office:

Office 16'10" x 8'6" (5.13m x 2.59m)

window to front and rear aspect, wood floorboards, radiator, spotlights, under stairs storage.

Kitchen 15'7" x 11'2" (4.75m x 3.40m)

window to rear aspect, range of wall and base units, rolled worktop surfaces, porcelain sink drainer with mixer tap, integrated fridge/freezer, dish/washer, washing/machine, integrated double oven, electric hob, extractor, radiator, spotlights, double glazed french doors leading to garden.

Dining room 13'6" x 11'8" (4.11m x 3.56m)

Two windows to rear aspect, radiator, wood floorboards, spotlights.

Bedroom One 20'3" x 15'4" (6.17m x 4.67m)

Window to front aspect, carpet, radiator, fitted wardrobes, spotlights.

En-Suite

Window to side aspect, shower cubicle with mixer tap and shower attachment, twin matching hand wash basins with mixer taps, low level w/c, bidet, heated towel rail, underfloor heating, part tiled walls, tiled floor, spotlights.

Downstairs W/C

Window to rear aspect, low level w/c, wall mounted hand wash basin with mixer tap, heated towel rail, wood floorboards.

First Floor Landing

Window to rear aspect, carpet, spotlights, doors to:

Bedroom Two 16'10" x 12'1" (5.13m x 3.68m)

Windows to front and rear aspect, carpet, radiator, exposed beams.

Bedroom Three 13'8" x 7'7" (4.17m x 2.31m)

Window to front aspect, radiator, carpet, exposed beams.

Family Bathroom

Window to side aspect, panel enclosed whirlpool jacuzzi bath with mixer tap and shower attachment, wall mounted hand wash vanity unit with mixer tap, low level w/c, extractor, part tiled walls exposed beam, cupboard.

Rear Garden

Block paving, laid to lawn, shrub borders, flowerbeds, timber shed, outside tap.

Communal grounds

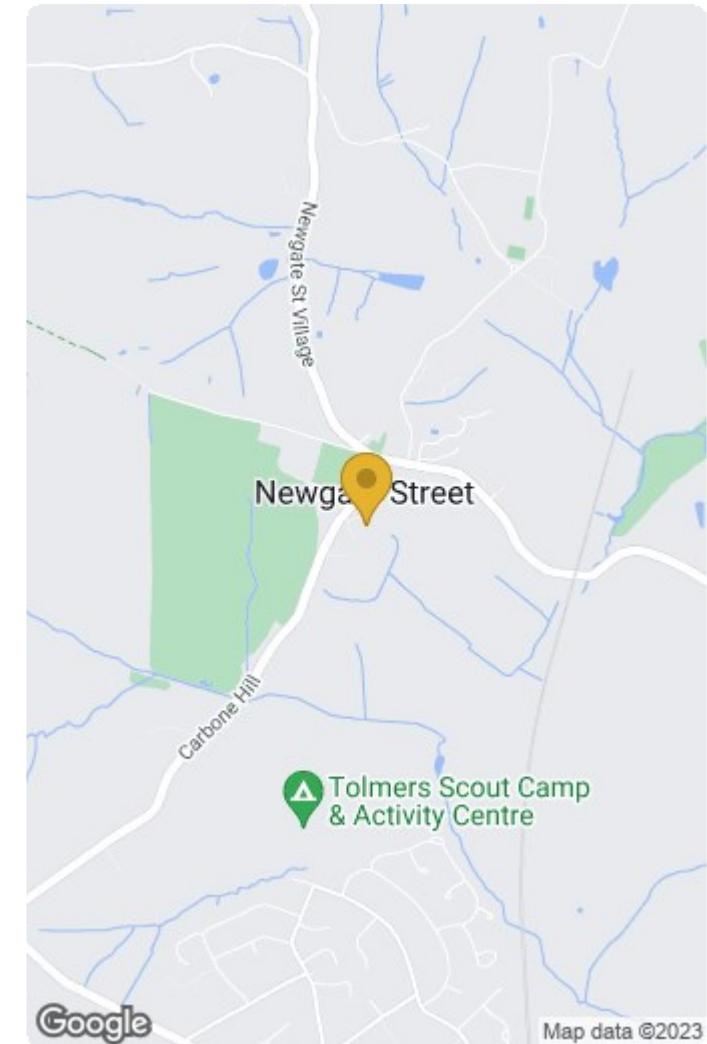
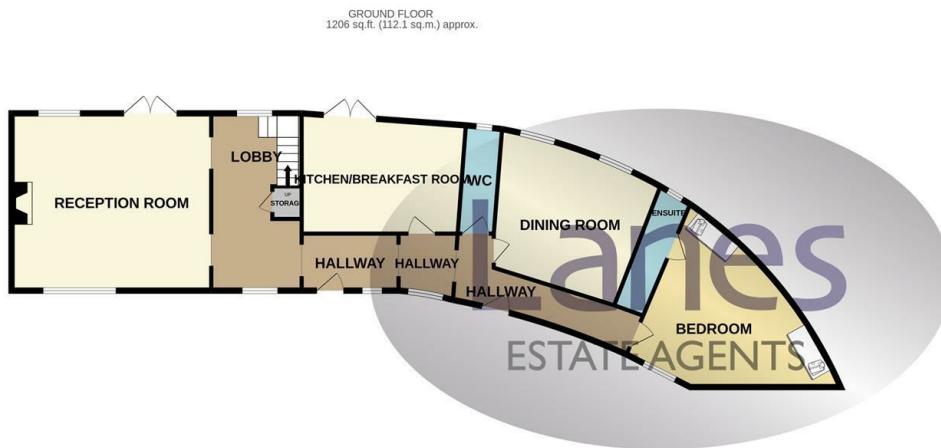
Extensive communal grounds, laid to lawn and flowerbeds.

Garage

Double opening doors.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	82
(81-91)	B	64
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

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