



**ABSOLUTE**  
PROPERTY

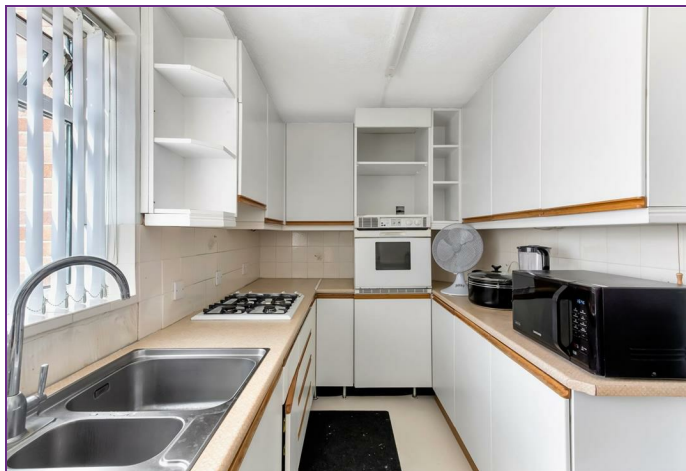
**7 Lambs Close**  
**Cuffley, EN6 4HB**  
**Offers In Excess Of £290,000**





Situated within yards of Cuffley station, this light and spacious two bedroom first floor apartment would be perfect for London commuters. The property boasts a 20ft lounge/diner, double glazing, built in wardrobes, gas central heating, telephone entry system and communal parking and comes with the added advantage of being offered chain free. The property is within walking distance of local shops. Viewing highly recommended to avoid disappointment.

Note: unlike other flats within the development whereby the ground rent double every so many years, there is no ground rent to be paid on this flat as its been paid be upfront.



**ENTRANCE:**

Front door opening to:

**HALLWAY:**

Doors to lounge/diner, kitchen, bedroom one, bedroom two, bathroom, storage cupboard, radiator.

**LOUNGE/DINER:**

Dual aspect with upvc double glazed windows to front and rear aspect, coving to ceiling, two radiators, tv socket.

**KITCHEN:**

Range of eye and base level units, built in oven, gas hob and extractor, plumbing for washing machine, space for upright fridge freezer, stainless steel sink drainer unit with mixer taps, upvc double glazed window to front aspect.

**BEDROOM ONE:**

Coving to ceiling, two storage cupboards, radiator, tv socket, upvc double glazed window to rear aspect.

**BEDROOM TWO:**

Built in wardrobe, radiator, coving to ceiling, upvc double glazed window to rear aspect.

**BATHROOM:**

Three piece suite comprising of low flush wc, pedestal hand wash basin, bath with shower attachment, upvc double glazed frosted window to front aspect.

**OUTSIDE:**

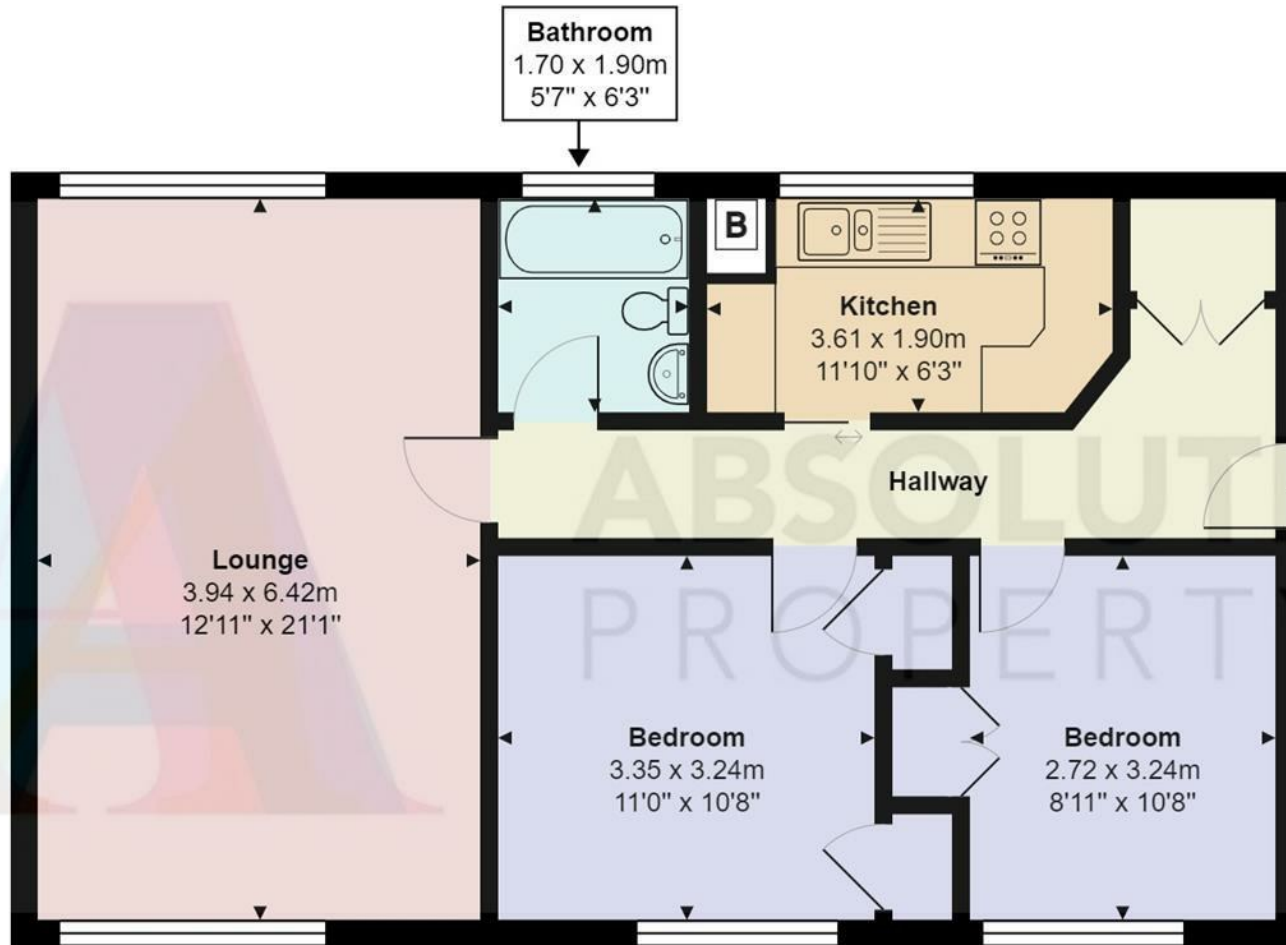
Communal gardens mainly lead to lawn.











## Lambs Close, Cuffley, Potters Bar, EN6 4HD

Total Area: 70.7 m<sup>2</sup> ... 762 ft<sup>2</sup>

All measurements are approximate and for display purposes only

