

# Cunningham Hill Road

, ALI 5BX





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£4,750 PCM

- Available Beginning Of October 2024
  - Five Bedrooms
  - Family Bathroom & Two En-Suites
  - Fully Fitted Kitchen & Separate Utility
- Three Large Reception Rooms Plus Study & Office
  - Beautifully Maintained Rear Garden
- City Centre Location Within Walking Distance Of Thameslink Station
  - Detached Double Garage & Large Driveway
  - Detached Home In A Quiet Cul-De-Sac
  - Council Tax Band G







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A SPACIOUS AND WELL PLANNED FIVE BEDROOM DETACHED FAMILY HOME situated in a highly sought after city centre location.

To the front of the property there is a large driveway and a detached double garage. To the rear of the property there is a beautifully maintained garden with a large patio area, ideal for summer entertaining. The property further benefits from three large reception rooms, plus study and office, fully fitted kitchen with separate utility room, and family bathroom with two en-suites.

Within walking distance of the mainline station, making this an attractive proposition for a busy London commuter. The main city centre is also within walking distance and a number of well-regarded schools are within easy reach. This home is also close to open parkland and Verulam Golf Course and a local nature reserve on Riverside Road.

Available beginning of October 2024

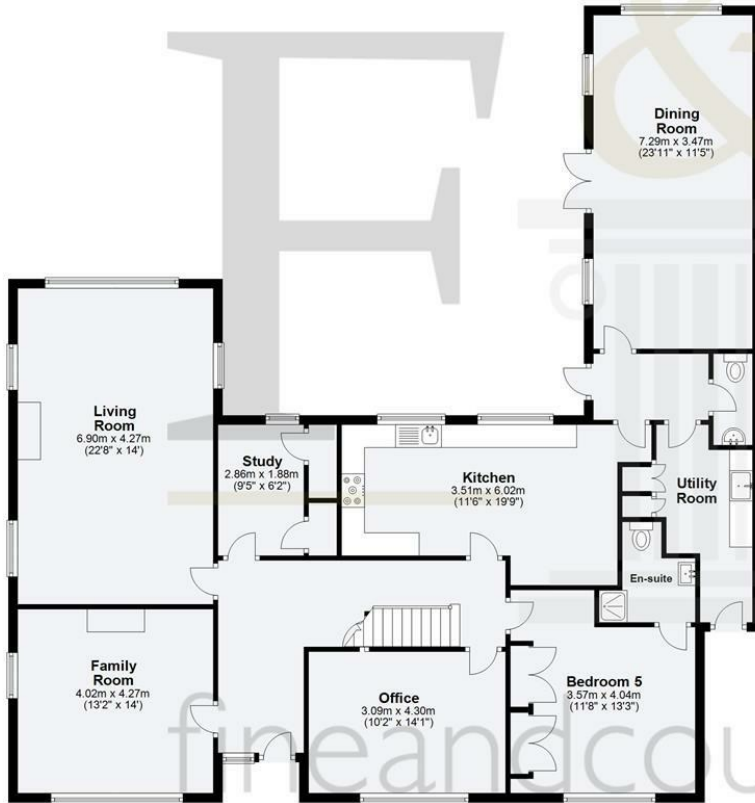
Five week deposit = £5480.00



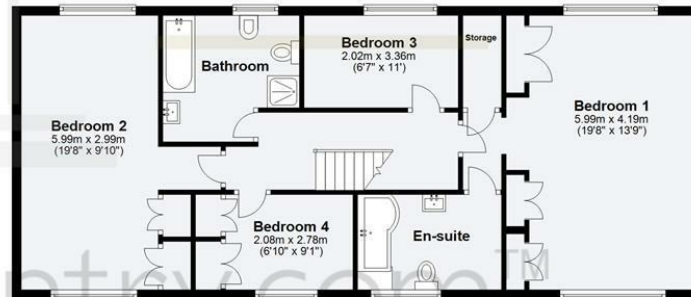


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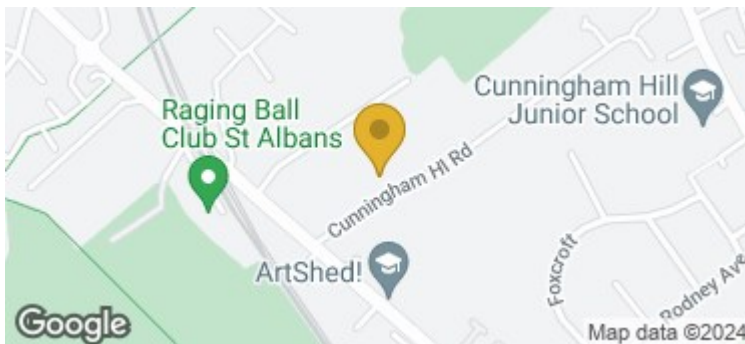
**Ground Floor**  
Approx. 162.1 sq. metres (1744.4 sq. feet)



**First Floor**  
Approx. 88.4 sq. metres (951.6 sq. feet)



Total area: approx. 250.5 sq. metres (2696.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		63	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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