

**Homewood Avenue, Cuffley**  
**£2,600 Per month**



**VIEWING RECOMMENDED!**

**Cheshunt: Tel: 01992 621116**      **[www.jrpropertyservices.co.uk](http://www.jrpropertyservices.co.uk)**      **Cuffley: Tel: 01707 872111**



a Four/Five Bedroom Fully Detached House situated in this popular & sought after Avenue just off Tolmers Road.

Benefiting from ground floor WC. Large lounge / Dining room, Seperate Sitting Room and garage, Cuffley Village shops & Mainline train station are 0.8 miles from the house. Viewing highly recommended.

Private tenants only. Available Early September

- **DOWNSTAIRS WC**
  - **GARAGE**
  - **DRIVE WAY**
  - **4 BEDROOM**
  - **REAR GARDEN**
- **FULLY DETACHED**

**LIVING ROOM**

23'4 x 12'4 narrowing to 9'2 (7.11m x 3.76m narrowing to 2.79m)

**SITTING ROOM**

16' x 9'6 (4.88m x 2.90m)

**KITCHEN**

18'2 x 7'6 (5.54m x 2.29m)

**BEDROOM 1**

14'8 x 10'10 to wardrobes (4.47m x 3.30m to wardrobes)

**BEDROOM 2**

11'7 x 10' to wardrobes (3.53m x 3.05m to wardrobes)

**BEDROOM 3**

10'8 x 8'5 (3.25m x 2.57m)

**BEDROOM 4**

8'8 x 8'2 (2.64m x 2.49m)

**BEDROOM 5 / STUDY**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>66</b>	<b>82</b>
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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