



**Lambs Close
Cuffley**

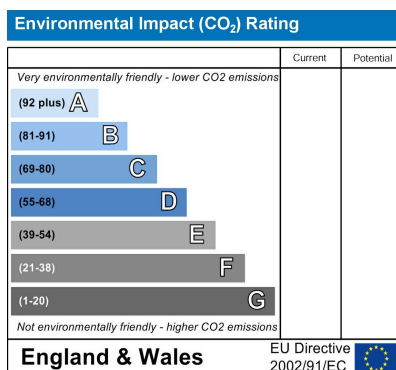
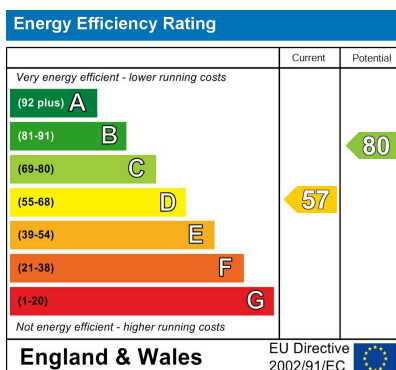


£1,800 Per month

A Fully Furnished Two bed first floor flat which is ideally situated in the Heart of Cuffley & within easy reach of Local Schools, Shops & Main line Station into Moorgate with its links into Kings Cross. Both the A10 and M25 are also easily accessible. Benefits include underfloor heating, Double glazing, 21' lounge, Kitchen, Shower room.

Available end of August 2023. Private Tenants only.

- **FURNISHED**
- **UNDER FLOOR HEATING**
- **TILED WET ROOM/BATHROOM**
- **21' LOUNGE**
- **KITCHEN**
- **TWO BEDROOMS**
- **CLOSE TO MAINLINE STATION**
- **DOUBLE GLAZED**



ENTRANCE DOOR

Entrance door with spy hole to:-

SPACIOUS RECEPTION HALLWAY

Two ornate ceiling roses and coving to ceiling. Deep built in storage cupboard. Thermostat. Doors to:-

LIVING ROOM

21' x 13'
Dual aspect room with double glazed windows to the front and rear. Coving to ceiling.

KITCHEN

12' x 6'5"
Inset bowl and a quarter sink unit with mixer tap and cupboard under. Range of matching wood fronted floor and wall storage cupboards with ample working surfaces. Part tiled walls to working areas. Fully equipped kitchen. Washing machine. Split level 'Stoves' oven and 4 ring gas hob with extractor fan and canopy over. 'Main' wall mounted gas fired boiler. Coving to the ceiling. Double glazed window to the side.

BEDROOM 1

11' x 11'
Range of fitted wardrobes with high level storage cupboards above bed recess area. Matching dressing table and mirror. Double glazed window. Thermostat. 2 built in wardrobe cupboards. Kingsize bed.

BEDROOM 2

10'10 x 8'7"
Double glazed windows. Thermostat, Coving to the ceiling. Double sized built in wardrobe cupboard. Double bed.

TILED BATHROOM / WET ROOM

Fitted shower area with a 'Triton' power shower. Fitted shower screen. Wash hand basin. Low flush WC suit. Opaque double glazed window to the side. Extractor fan.





