



**Station Road  
Cuffley**



**£1,350 PCM**



A bright & spacious Recently redecorated first Floor Flat ideally situated in central Cuffley within a few minutes walk of Cuffley Main Line Station to Moorgate. Benefiting from Gas central heating, double glazing, Dual aspect open plan living room kitchen.

Private tenants only, available immediately

- Two Double Bedrooms
  - Refitted Bathroom
  - Kitchen/Dining Room
  - Living Room
- Close to Local Amenities
  - British Rail Nearby
- Recently Re-decorated
  - New Carpet

**Entrance**

Double glazed leaded light entrance door to the:-

**Hallway**

Radiator. Built in cupboard. Doors to:-

**Kitchen/Dining Room**

14' x 9'5  
Double glazed window to the rear. Range of wall and base fitted units with roll edge work surfaces over. Gas 4 ring hob with Stove stainless steel oven. Stainless steel extractor fan over. Plumbing for washing machine. Tiled splash backs. Built in fridge freezer. Cupboard housing the boiler. Radiator. Open plan to:-

**Living Room**

14'3 x 11'11  
Double glazed windows to the front. Double radiator. Flooring laid to brand new carpet

**Bedroom 1**

13'9 x 10'  
Double glazed window to the front. Radiator. Flooring laid to brand new carpet

**Bedroom 2**

11'1 x 10'8  
Double glazed window to the rear. Radiator. Flooring laid to brand new carpet

**Bathroom**

7'4 x 5'4  
Opaque double glazed window to the rear. Extractor fan. Suite comprising of panel bath with mixer tap and shower attachment. Pedestal wash hand basin and mixer tap. W.C with push button flush. Half tiled walls. Chrome towel radiator.

**Parking**

Parking spaces are available which you will require a permit for. The cost is around £600 per year.







