



JR Sales & Lettings

**Coronation Avenue  
Cuffley**



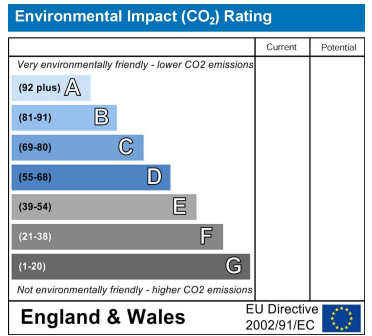
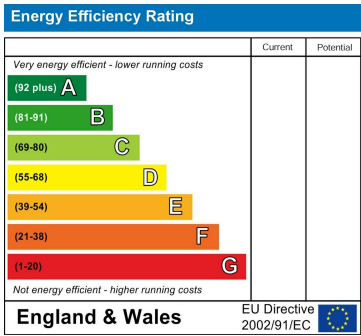
**£2,950 Per month  
Per Month**



A Brand new contemporary three bedroom semi detached house in a brand new development in the heart of Cuffley, benefitting from a Driveway for 2 cars with electric charge point, Two en-suites as well as Family bathroom and a ground floor W.C. Includes a contemporary Navy blue fitted kitchen and compact low maintenance rear garden.

Available Immediately, Private tenants only.

- Brand New 3 Bedroom House
- Driveway for 2 cars with electric charge point
  - Garage
  - Solar Panels
- 2 En-suites and a Family bathroom
  - Utility room with cloakroom
- Compact low maintenance rear garden
- Double glazing and Gas central heating



**Entrance**

Entrance via composite door with double glazed opaque Georgian style windows to the side.

**Hall**

Double radiator, Stairs to first floor. Wood effect flooring. Door to :-

**Living Room**

12'2 max x 11'10 max  
Double glazed Georgian style window to the front. Double Radiator. Inset spotlights to ceiling. Wood effect flooring. Door to:-

**Inner Lobby**

Double Radiator. Inset spotlights to ceiling. Wood effect flooring. Understairs Storage cupboard housing the Consumer unit and Solar panel controller Doors to:-

**Utility / W.C**

Opaque Double glazed window to the side. Base unit with work surface over incorporating a stainless steel sink with mixer tap over. Space for washing machine and tumble drier. Concealed cistern toilet. Part tiled walls. Tiled floor

**Kitchen**

15'3 x 10'5  
Double glazed French doors to the garden. Four double glazed windows to the garden. Double Radiator. Inset spotlights to ceiling. Wood effect flooring. Range of fitted wall and base units with work surface over incorporating a stainless steel one and a half bowl sink with mixer tap over. Gas hob with Extractor fan over. Eye level Electric oven. Integrated Fridge Freezer.

**Stairs to First Floor**

Laid to carpet

**1st Floor Landing**

Double Radiator. Inset spotlights to ceiling. Flooring laid to carpet. Storage cupboard. Doors to:-

**Bedroom 2**

10'6 x 10'4  
Double glazed window to the garden. Double radiator. Flooring laid to carpet. Airing Cupboard. Door to:-

**En-Suite**

Opaque Double glazed window to the garden. Heated chrome towel Rail. Inset spotlights to ceiling. Suite comprising Low flush Concealed cistern toilet, Vanity wash hand basin with mixer tap and storage cupboards under. Tiled shower cubicle. Part tiled walls. Tiled floor.

**Family Bathroom**

Opaque Double glazed window to the side. Heated chrome towel Rail. Inset spotlights to ceiling. Suite comprising Low flush Concealed cistern toilet, Wall hung wash hand basin with mixer tap. Panel bath with mixer tap, shower screen and shower attachment over. Part tiled walls. Tiled floor.

**'L' Bedroom 3**

10'7 x 15'4 reducing to 5'8  
Two Georgian style double glazed Windows to the front. Double Radiator. Inset spotlights to the ceiling. Flooring laid to carpet

**Bedroom 1**

13'11 x 11'10  
Stairs to Second floor laid to carpet. Georgian style double glazed window to the front, Double radiator. Flooring laid to carpet. Storage cupboard over stairs. Walk-in wardrobe. comprising two and a half double wardrobes with hanging rails and shelving inside. Door to ensuite

**En-Suite**

Opaque Double glazed window to the garden. Heated chrome towel Rail. Inset spotlights to ceiling. Suite comprising Low flush Concealed cistern toilet, 'His and Hers' wash hand basin with mixer taps. Tiled shower cubicle. Part tiled walls. Tiled floor.

**Outside**

**Front**

Drive for two cars with electric car charging port. Garage

**Rear**

Compact low maintenance rear garden. External Lights. Outside Tap





