

**Lucern Close, Cheshunt
£1,825 Per month**



VIEWING RECOMMENDED!

Cheshunt: Tel: 01992 621116

www.jrpropertyservices.co.uk

Cuffley: Tel: 01707 872111



A beautifully presented 2 bedroom house situated in a quiet cul-de-sac. Within easy reach of local schools and shops. Benefits include Kitchen/Breakfast room, Downstairs cloakroom, En suite to master and approx 40ft rear garden.

Private tenants only

**• 2 BEDROOMS• DOWN STAIRS
WC • KITCHEN/BREAKFAST ROOM• EN
SUITE TO MASTER • UP STAIRS FAMILY
BATHROOM• GAS CENTRAL
HEATING • PARKING TO FRONT• GARDEN TO
REAR**

ENTRANCE

Entrance via wooden door with decorative opaque and lead lighted double glazing.

HALL

Laminate wooden flooring. Coving to ceiling. Doors to:-

DOWN STAIRS WC

Opaque Double glazed window to the front. Radiator. Suite comprising Low flush WC and Wall hung wash hand basin

LIVING ROOM

13'8 x 11'10 max

Double glazed window to the front. 2 X double radiator. Laminate wooden flooring. Coving to ceiling. Stairs to first floor with storage cupboard under. Door to:-

KITCHEN/BREAKFAST ROOM

14'8 x 10'1

2 X Double glazed window to the rear. Double glazed door to the garden. Double radiator. Tiled floor. Range of fitted wall and base units with work surface over incorporating stainless steel sink with drainer and mixer tap. Electric oven with gas hob and extractor fan over. Integrated fridge freezer. Integrated dish washer. Washing machine.

FIRST FLOOR

LANDING

Laid to carpet. Airing cupboard. Doors to:-

BATHROOM

Opaque double glazed window to the rear. Part tiled walls. Laid to carpet. Extractor fan. Suite comprising: Low flush WC. Pedestal wash hand basin and panel bath.

BEDROOM 2

8'1 x 11'6

Double glazed window to the rear. Radiator. Laid to carpet. Built in storage cupboard.

BEDROOM 1

10'8 x 11'6 narrowing to 8'1

Double glazed window to the front. Radiator. Laid to carpet. Built in double wardrobe. Storage cupboard above the stair well. Door to En-Suite

EN-SUITE

Double glazed opaque window to the front. Radiator. Part tiled walls. Extractor fan. Suite comprising: Low flush WC, Pedestal wash hand basin. Tiled shower cubicle.

OUTSIDE

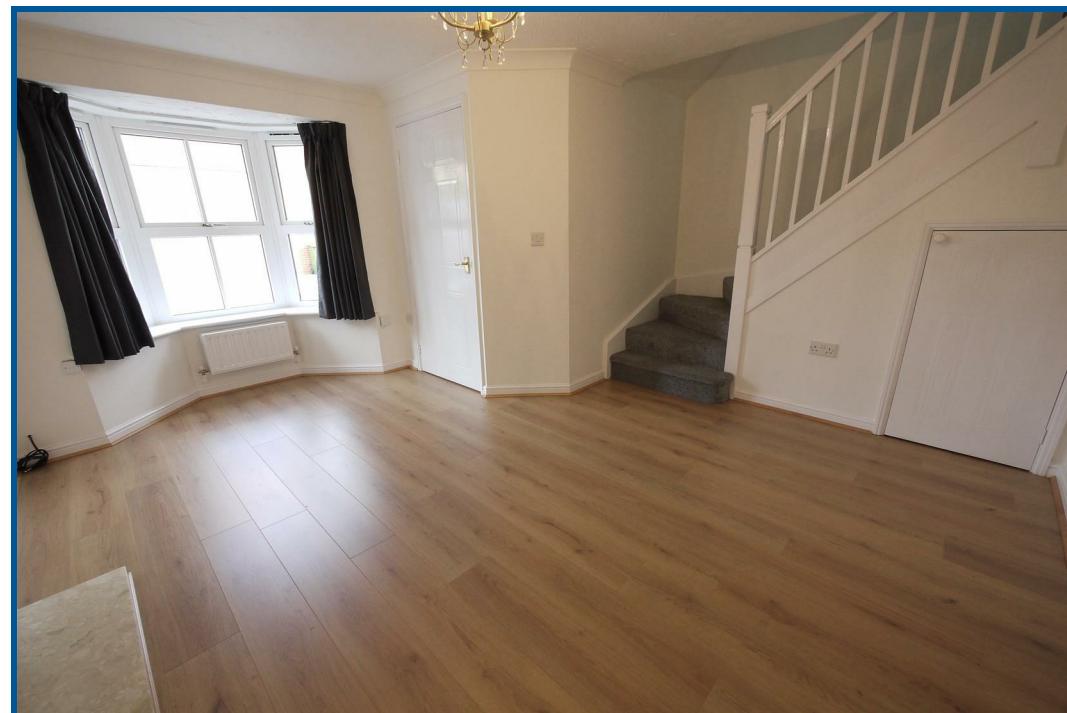
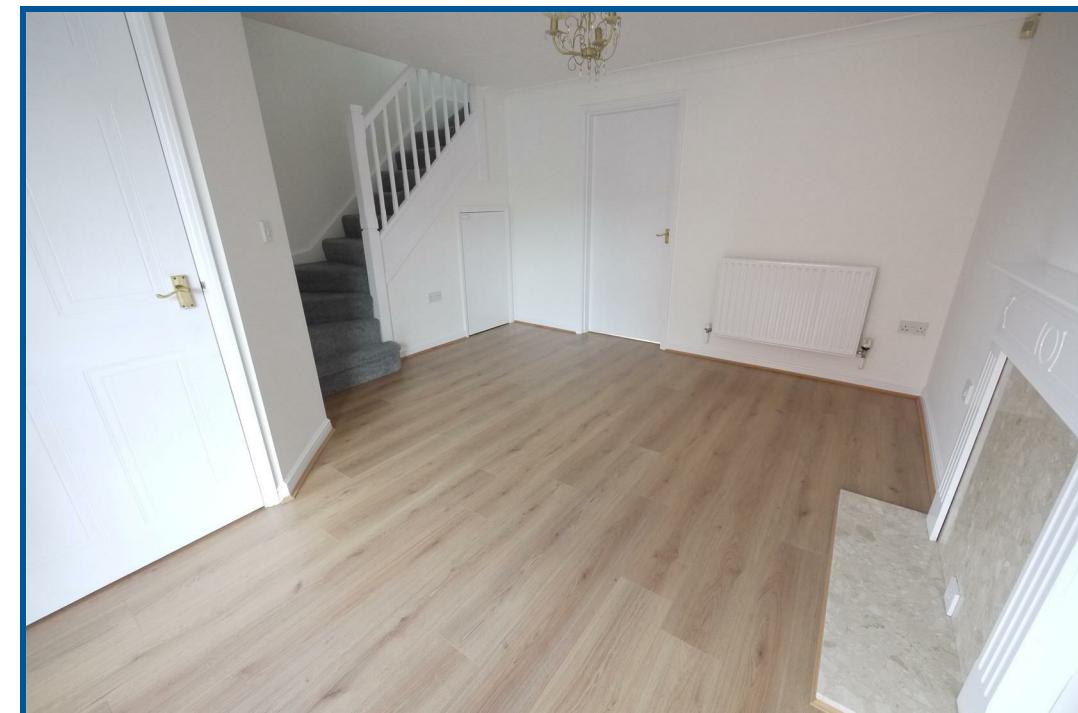
REAR GARDEN

approx 40ft

Large patio area with remainder laid to lawn with flower borders. Side access, Outside light.

FRONT

Parking for 1 car





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D	74	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

