

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



**VIEWING RECOMMENDED!**

**Cheshunt: Tel: 01992 621116**

**[www.jrpropertyservices.co.uk](http://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



