

Eskdale

London Colney, AL2 1TJ



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£1,750 PCM

- Available June 2024
- Three Bedrooms
- Integral Garage
- Family Bathroom & En-Suite Shower Room
- Modern Fully Fitted Kitchen
 - Gas Central Heating
 - Front & Rear Garden
 - Dining Area
- Close To Shops & Road Link M25
- Council Tax Band D





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A VERY WELL PRESENTED AND SPACIOUSLY PLANNED AND EXTENDED THREE BEDROOM HOUSE situated on a popular development, convenient for Colney Fields Shopping Park and the M25. Includes a combination of laminate wood flooring, carpets and a fully integrated kitchen. Gas central heating. Available unfurnished.

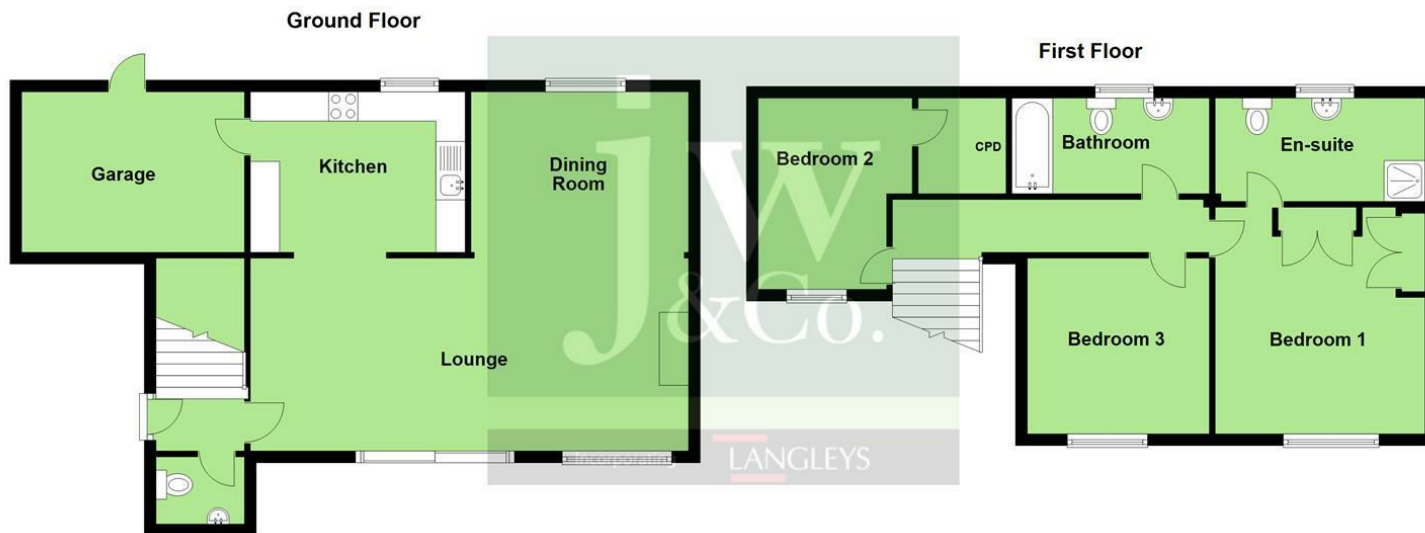
Available June 2024

Five week deposit = £2019.00





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LOUNGE:
 24'6 x 12'3 (7.47m x 3.73m)

DINING ROOM:
 12'3 x 8'3 (3.73m x 2.51m)

KITCHEN:
 10'8 x 8'8 (3.25m x 2.64m)

BEDROOM ONE:
 12'3 x 11'8 (3.73m x 3.56m)

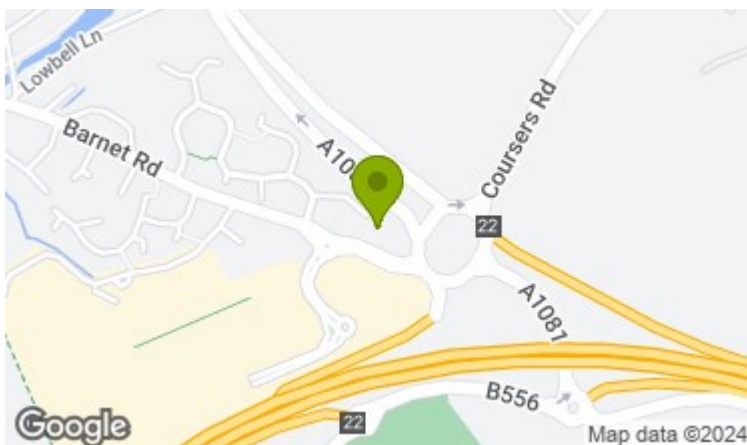
EN-SUITE SHOWER ROOM:
 BEDROOM TWO:
 13'9 x 8'9 (4.19m x 2.67m)

BEDROOM THREE:
 9'8 x 9 (2.95m x 2.74m)

BATHROOM AND WC:

GARAGE:
 16'8 x 8'8 (5.08m x 2.64m)

Electronic remote control roller door. Sealed floor, double glazed windows and door to the rear garden, gas and electricity meters, light and power points, door directly into the kitchen.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		63	83
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		56	80
EU Directive 2002/91/EC			
England & Wales			

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