



**Lucern Close
Cheshunt**



£1,950 Per month

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.

Available beginning May, Offered unfurnished Private tenants only.

PLEASE NOTE: Applicants must be able to meet the referencing and affordability criteria required by our referencing provider.

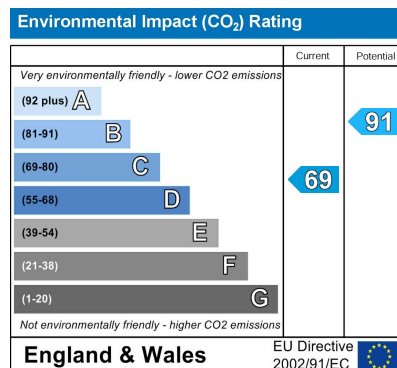
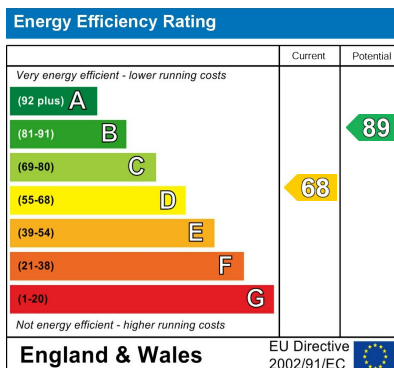
Household income must be at least 30x the monthly rent (e.g. £1,000 pcm requires a minimum household income of £30,000 per annum).

Applicants will be subject to credit checks and referencing.

If a guarantor is required, their income must typically be at least 36x the monthly rent.

Self-employed applicants may be required to provide SA302s, tax returns or company accounts.

- **2 BEDROOMS**
- **KITCHEN/BREAKFAST ROOM**
- **GAS CENTRAL HEATING**
- **DOWNSTAIRS WC**
- **ES SUITE SHOWER ROOM TO MASTER**
- **OWN DRIVEWAY**
- **GARDEN TO REAR**
- **FAMILY BATHROOM**



Entrance

Entrance via hardwood door to:-

Lobby

Coving to ceiling, Laminate flooring. Doors to:-

DOWNSTAIRS W.C.

Double glazed opaque window to the front. Radiator. Laminate flooring. Suite comprising: Low flush W.C, Wall hung sink with tiled splash backs.

LIVING ROOM

13'8 x 11'10 max
Double glazed window to the front. 2 X double radiator. Laminate wooden flooring. Coving to ceiling. Feature fireplace. Stairs to first floor with storage cupboard under. Door to:-

KITCHEN/BREAKFAST ROOM

14'9 x 10'
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. Freestanding Dishwasher

UPSTAIRS

Stairs and landing laid to carpet. airing cupboard doors to:-

BEDROOM 1

10'8 x 11'6 narrowing to 8'1
Double glazed window to front. Radiator. Laminate floor. 2 x built in wardrobes

EN SUITE

Double glazed opaque window to the front. Chrome heated towel rail. Tiled walls and floor. Extractor fan. Suite comprising: Low flush WC, Pedestal wash hand basin. Tiled shower cubicle.

BEDROOM 2

11'5 x 8'1
Double glazed window to the rear. Radiator. Laminate floor. Built in storage cupboard.

BATHROOM

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

GARDEN

