



JR Sales & Lettings

**Sutherland Avenue
Cuffley**



£2,500 Per month Per

Well-Presented 3-Bedroom Detached Bungalow | Corner Plot | Stunning Views | Prime Cuffley Location

Set in a highly sought-after location just over half a mile from Cuffley Village shops and train station, this well-presented three-bedroom detached bungalow with beautiful open views to the rear, with close proximity to country walks and woodland.

Available immediately, Offered unfurnished Private tenants only.

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

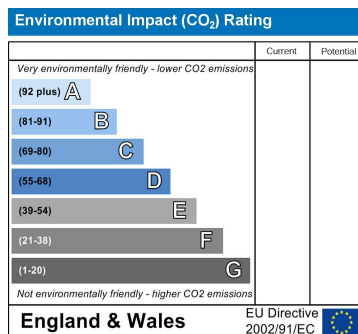
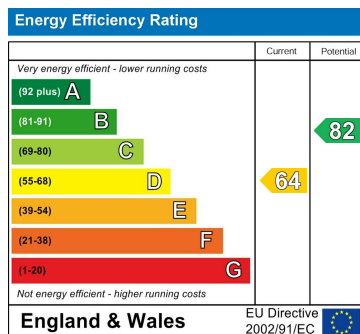
Household income must be at least 30x the monthly rent (e.g. £1,000 pcm requires a minimum household income of £30,000 per annum).

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.

- **Well-presented three-bedroom detached bungalow**
- **Corner plot with stunning countryside views**
- **Extended living room full of natural light**
- **Stylish kitchen with granite worktops**
- **Nearby woodland and country walks**
- **Just over half a mile to Cuffley village & train station**
- **Excellent local schools within catchment area**



Front

Opaque double glazed French doors to the:-

Porch

Inset spotlights. Quarry tiled floor. Opaque glazed hardwood entrance door to the:-

Hallway

Coving to ceiling. Access to loft space with pull down ladder with part boarded loft space with recently fitted Vaillant combination boiler. Inset spotlights. Radiator with decorative cover. Doors to:-

Living Room

22'6 x 15'1 narrowing to 12'5
Triple aspect room with double glazed windows to the side. Double glazed French door to the garden. Large rear window with views to the garden and rolling countryside. Two radiators with decorative covers. Feature brick built fireplace with wooden mantle. Moulded coving to ceiling. Picture rail. Inset spotlights.

Kitchen

11'5 x 11'3
Large double glazed window to the rear with views of the garden and rolling countryside towards Goffs Oak. Double glazed UPVC door to the side. Extensive range of wall and base fitted units in gloss white with sparkly granite worktops over in black with integrated drainer groves and underslung butler sink with mixer tap and drainer. Integrated slimline dishwasher. Pull out larder cupboard. Integrated washer/dryer. Stainless steel fronted slimline wine cooler. Integrated fridge and freezer. Eye level microwave/combi oven. Stainless steel fronted AEG oven. Oak effect Amtico flooring. Coving to ceiling. Inset spotlights. Four burner ceramic hob with stainless steel extractor fan over. Glass splash back. Under counter lighting. Glass display cabinets.

Bedroom 1

15'7 x 10'4
Double glazed bay window to the front. Radiator with decorative cover. Inset spotlights. Coving. Range of fitted wardrobes.

Bedroom 2

11' x 11'10
Double glazed window to the side. Coving to ceiling. Inset spotlights. Fitted range of wardrobes with built in bedside cabinets. Radiator with decorative cover.

Bedroom 3

12' x 10'11
Currently used as a walk in wardrobe. Double glazed bay window to the front. Radiator with a decorative cover. Extensive range of fitted wardrobes. Built in meter cupboard with consumer unit and gas meter.

Family Bathroom

Opaque double glazed window to the side. Walk in double shower cubicle with an Aqualisa electric shower with remote start and rain head over. Wall hung vanity wash hand basin with mixer tap and pull out storage drawer under. Low flush W.C. with push button flush. Chrome towel radiator. Heated LED mirror. Extensively tiled walls and flooring. Inset spotlights. Extractor fan.

Garden

Mainly laid to lawn with shrub and flower borders. Greenhouse. Timber shed. Water tap. Outside lighting. Side access to the front via a gate. Block paved patio area with timber balustrade.





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