



**Station Road
Cuffley**



£1,495 Per month

JR Sales & Lettings

A well presented Two Bedroom top floor flat, situated in the Heart of Cuffley Village, close to amenities & British Rail, benefits from its own Parking Space, Oak interior doors & Laminate wooden flooring.

Offered unfurnished, private tenants only. Available from Mid June 2026

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

Household income must be at least 30× 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 36× the monthly rent.

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

- Gas Heating
- Double Glazing
- Oak Interior Doors
- Good Sized Living Room
- Two Bedrooms
- Allocated Parking Space
- Central Location
- Close to British Rail

Entrance

Oak solid hardward entrance door into the:-

Hallway

Laminate wooden floor. Access to loft space. Built in airing cupboard. Built in cloaks cupboard. Doors to:-

Living Room

16'5 x 12'4
Double glazed window to the front. Two radiators. Laminate wooden floor. Inset spotlights to ceiling.

Bedroom One

14'4 x 10'10 max
Double glazed window to the rear. Radiator. Laminate wooden floor.

Bedroom Two

11'3 3 x 6'8
Double glazed window to the rear. Radiator. Laminate wooden floor.

Kitchen

10'3 plus door recess x 8'5
Double glazed window to the front. Range of

wall and base fitted units with light oak effect work surfaces. Stainless steel sink with mixer tap and drainer. Plumbing for washing machine. Built in oven a with gas hob and stainless steel extractor fan over. Tiled splash backs. Space for under counter fridge and freezer. Built in larder cupboard housing the boiler. Laminate wooden floor.

Bathroom

9' x 5'2
Opaque double glazed window the rear. Chrome towel radiator. Inset spotlights to the ceiling. Suite comprising of panel bath with mixer tap. Thermostatically controlled shower with rain head over and glass shower screen. Vanity wash hand basin with mixer tap and cupboards under. Low flush W.C. with push button flush. Tiled in complimentary ceramics.

Parking

Property has one allocated parking space. Additional spaces available on permit.







