



2a Churchfield Path | | EN8 9EG

£745 Per Month

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LET BY SHEPHERDS HMO. This freshly decorated room is equipped with a fridge, small kitchenette area, en-suite shower room and use of kitchen/diner with granite work top. Electric chargeable on individual room only. ALL other bills included. Walking distance to BR station with direct links to Tottenham Hale and Liverpool Street. Single Occupancy Only.



**Shepherds**  
Property Sales & Lettings

**CHESHUNT**

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

**HODDESDON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk

This floor plan is for guidance only and may not be accurate. We have added the furniture as a visual guide only and the items shown are not included with each room.



Communal entrance

Kitchen/diner

Bedroom

En-suite shower room

Deposit and Permitted Charges

Important Information

- Large Double Bedroom
- Furnished
- Individual Kitchenette with Sink and Fridge
- Ensuite Shower Room
- Communal Kitchen
- Communal Garden
- Available Now

**DEPOSIT & PERMITTED CHARGES INFORMATION**

Pre - Tenancy Holding Deposit = to 1 Weeks Rent

Other Tenant Costs

-Dilapidation deposit = to 5 Weeks Rent (if under 50,000 per annum) = to 6 weeks Rent (50,001+ per annum)

-Changes to Tenancy term, person/s names/ additions or any other amendment £50.00 inc vat per change

-Early Termination/ Early Surrender of Contract Price on application \*additional inventory cost could apply (to be advised)

-Late Payment of Rent/Arrears Charged at 3% above Bank of England BASE RATE \* terms apply regarding when charged

-Key/ Fob/ Alarm Control Replacements. Cost of item + any additional agent / third party reasonable costs - charged at £15.00 inc vat per hour, if applicable

Prices are subject to change.

