



**Laurel Court  
Cuffley**



**£1,495 Per month**



Situated on this popular & sought after residential road is this Spacious Two Double Bedroom Ground Floor Maisonette conveniently located close to the village shops & British Rail. Features include communal garden, gas central heating and double glazing.

Unfurnished. Available from Mid May. Private Tenants Only.

- Gas Central Heating
- Double Glazing
- Two Bedrooms
  - Kitchen
  - Living room
- Sperate shower and Bath

Entrance via wooden door with opaque window to the side.

**HALL WAY**

Radiator. Two built in storage cupboards. Coving to ceiling. laminate wooden floor. Doors to:-

**KITCHEN**

Double glazed window to the front. Double radiator. Range of fitted wall and base units with work surface over, incorporating stainless steel sink with drainer and mixer tap. Built in Washing machine and Dishwasher. Neff Double oven. Neff electric hob with extractor fan over. Free standing Fridge Freezer. Tiled floor and tiled Splashbacks

**LIVING ROOM**

13'11 x 13'4  
Double glazed window to the rear. Double radiator. electric feature Fireplace. Coving to ceiling. Laid to carpet.

**BEDROOM TWO**

13'4 x 8,3  
Double glazed window to the rear. Radiator. Coving to ceiling. laminate wooden floor.

**BEDROOM ONE**

Double glazed window to the rear. Radiator. Coving to ceiling. flooring laid to carpet. Built in wardrobe.

**BATHROOM**

Double glazed opaque window to the front. Chrome heated towel rail. Suite comprising: Tiled panel bath with mixer tap over, Low flush W.C, Wash hand basin with mixer tap and drawers under, glas shower cubicke with rain head shower over. Extractor Fan. Extensivelt tiled floor and walls.













