

Cranfield Crescent, Cuffley
£2,400 Per month



VIEWING RECOMMENDED!

Cheshunt: Tel: 01992 621116 www.jrpropertyservices.co.uk Cuffley: Tel: 01707 872111



This most attractive and well presented Three Bedroom Semi Detached house situated in this popular residential road in Cuffley within half a mile of The Village Shops & Mainline British Rail Train Station. Benefits include Downstairs WC, Off street parking for 2 cars and garage.

Available Early May

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

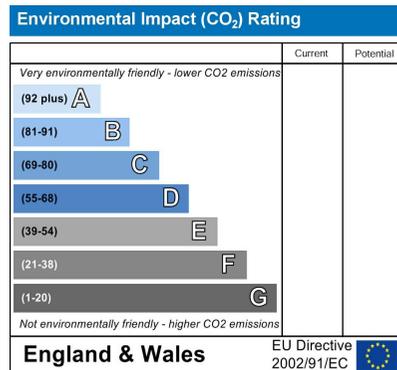
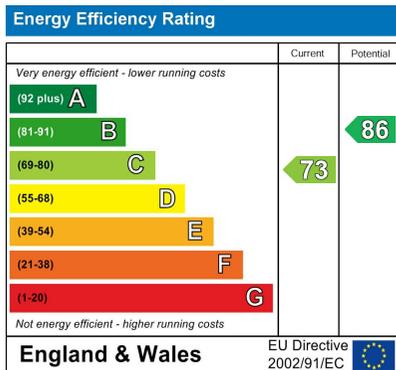
Household income must be at least 30x the monthly rent (e.g. £1,000 pcm requires a minimum household income of £30,000 per annum).

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.

- **GAS CENTRAL HEATING**
- **DRIVEWAY FOR 2 CARS**
- **GARAGE**
- **DOWNSTAIRS WC**
- **3 BEDROOMS**



ENTRANCE

Entrance via hardwood door with opaque double glazed window.

HALL WAY

Two double glazed leadlight windows to the side. Hardwood Floor. Inset spotlights. Stairs to the first floor with storage cupboard under. Doors to:-

WC

Opaque double glazed leadlight window to the front. Double radiator. Inset spotlights. Extractor fan. Low flush WC, Wall hang washbasin with mixer tap and tiled splash back. Tiled floor.

KITCHEN

3.58m x 2.69m (11'9 x 8'10)
 Double glazed window to the rear. Double glazed door to garden. Radiator. Range of fitted wall and base units with work top over incorporating a one and a half bowl sink with mixer tap. Electric hob with extractor over. Electric oven and built in Microwave. Integrated dishwasher, washing machine and large American style fridge freezer. Tiled floor. Inset spotlights.

LOUNGE

4.55m x 3.10m (14'11 x 10'2)
 Double glazed leadlight bay window to the front. Double radiator. Coving to ceiling. Hardwood flooring. Open to Dining room.

DINING ROOM

2.69m x 2.69m (8'10 x 8'10)
 Double glazed sliding door to the garden, Double Radiator. Hard wood floor.

1st Floor

LANDING

Hardwood floor. Velux window to the ceiling. Doors to -

BATHROOM

Dual aspect double glazed leadlight windows to the front and side. Heated towel rail. Inset spotlights. suite comprising: Low flush W.C, Panel bath with mixer tap over. Wide vanity wash hand basin with mixer tap over. Tiled shower cubicle with rain head shower over. Part tiled walls. Tiled floor

BEDROOM 3

2.26m x 2.08m (7'5 x 6'10)
 Double glazed window to the rear. Radiator. Coving to ceiling. Hardwood Floor

BEDROOM 1

4.06m x 2.72m (13'4 x 8'11)
 Double Glazed window to the rear. Radiator. Hardwood floor. Double wardrobe. Coving to ceiling.

BEDROOM 2

3.81m x 3.10m (12'6 x 10'2)
 Double glazed leadlight window to the front. Double radiator. Hardwood flooring. Wardrobe

OUTSIDE

FRONT

Shared driveway to garage. Off street parking for two cars.

REAR

Split level garden.
 Top - Patio area with outside tap and power. Steps to
 Middle - Laid to lawn with mature shrubs.
 Side access gate. Door to Garage. Steps to
 Bottom - Half laid to patio

Garage

5.54m x 2.44m (18'2 x 8)
 Up and over door. Power and lighting. Tumble dryer.

