



**Lambs Close
Cuffley**



£1,550 Per month

A recently redocrated spacious and well presented two Bedroom ground Floor Flat conveniently situated in a cul-de-sac just off Station Road and within easy reach of Local Shops, School and Mainline Station into Moorgate. The Brookfield Centre along with the M25 and A10 are also easily accessible. Benfits include double glazing and gas central heating

Private Tenants only. Available immediately.

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.

- **DUAL ASPECT LARGE LIVING ROOM**
- **2 BEDROOMS**
- **KITCHEN**
- **ENTRANCE PHONE SYSTEM**
- **RECENTLY REDECORTED**
- **GAS CENTRAL HEATING**
- **DOUBLE GLAZING**

HALLWAY

Double radiator. Flooring laid to carpet, large storage cupboard housing meters. Coving to ceiling. Doors to:

BEDROOM 1

11'10 x 6'2

Double glazed window to the side. Double radiator. Flooring laid to carpet. Two built in wardrobes. Coving to ceiling.

BEDROOM 2

10'7 x 8'11

Double glazed window to the side. Double radiator. Flooring laid to carpet. Built in storage cupboard. Coving to ceiling.

KITCHEN

11'10 x 6'2

Double glazed window to the side. Range of fitted wall and base units incorporating a stainless steel sink with drainer and mixer tap. Freestanding fridge freezer. Oven with hob over and breakfast bar. Extensively tiled walls.

BATHROOM

Double glazed opaque window to the side. Chrome heated towel rail. Suite comprising: low flush WC, Pedestal wash-hand basin, Panel bath with mixer tap, shower attachment and shower screen. Extensively tiled walls.

LOUNGE

21' x 12'11

Dual aspect double glazed windows to both sides. Two Double radiators. Flooring laid to carpet. Feature fireplace. Coving to ceiling.





