



Cheshunt: Tel: 01992 621116

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Cuffley: Tel: 01707 872111



## RUSKIN CLOSE CHESHUNT

Offered Chain free is this well presented two bedroom first floor maisonette with own rear garden & garage. Ideal purchase for 1st time buyer or investor. Situated to the West of Cheshunt close to open countryside, yet within easy reach of Cuffley & Cheshunt Train Stations. Keys held for immediate viewings.

- Double Glazing
- Garden
- Kitchen
- Long Lease
- Gas Heating
- Chain Free
- Bathroom
- Garage
- Lounge
- Loft Space

### £1,100 PER MONTH NULL

**VIEWING RECOMMENDED!**



Cuffley: 24 Station Road, Cuffley, Herts EN6 4HT  
email: [cuffley@jrpropertieservices.co.uk](mailto:cuffley@jrpropertieservices.co.uk)

Cheshunt: 56 Turners Hill, Cheshunt, Herts EN8 8LQ  
email: [cheshunt@jrpropertieservices.co.uk](mailto:cheshunt@jrpropertieservices.co.uk)

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### Entrance

UPVC Opaque double glazed entrance door to:-

### Lobby

Coving to ceiling. Dado rail. Stairs to first floor.

### Landing

Double glazed window to side. Coving to ceiling. Dado rail. Laminate wooden flooring. Access to loft space. Doors to:-

### Lounge

12' x 11' (3.66m x 3.35m)

Double glazed window to front. Radiator. Coving to ceiling. Laminate wooden floor.

### Kitchen

8'8 x 8'3 (2.64m x 2.51m)

Double glazed window to rear. Laminate wooden floor. Wall mounted boiler. Attractive range of wall and base fitted units with rolled edge work surfaces over incorporating a stainless steel sink with mixer tap and drainer. Tiled splash back. Space for fridge freezer. Plumbing for washing machine. Stainless steel fronted 'Smeg' slimline dishwasher. Stainless steel front 'Hotpoint' Oven, four burner gas hob and extractor fan over.

### Bedroom 1

12' x 11' (3.66m x 3.35m)

Double glazed window to rear. Radiator. Coving to ceiling. Laminate wooden floor.

### Bedroom 2

11'10 x 9'10 (3.61m x 3.00m)

Double glazed window to front. Laminate wooden floor. Dado rail. Coving to ceiling. Radiator. Built in cupboard housing meters.

### Bathroom

Opaque double glazed window to rear. Chrome towel radiator. Part tiled walls in complementary ceramics. Shaver socket. Bathroom mirror and glass shelf. White suite comprising: Low flush WC, Pedestal wash hand basin and panel bath with mixer tap and shower attachment.

### Garden

27' x 20' (8.23m x 6.10m)

Laid to lawn. Patio area. Door to garage.

### Garage En-Bloc

15'6 x 8'8 (4.72m x 2.64m)

Up and over door. Access via rear service road.