

STATONS

www.statons.com

FOR LETTING

STATONS

020
8441 9796
www.statons.com

Rowbourne Place

Cuffley

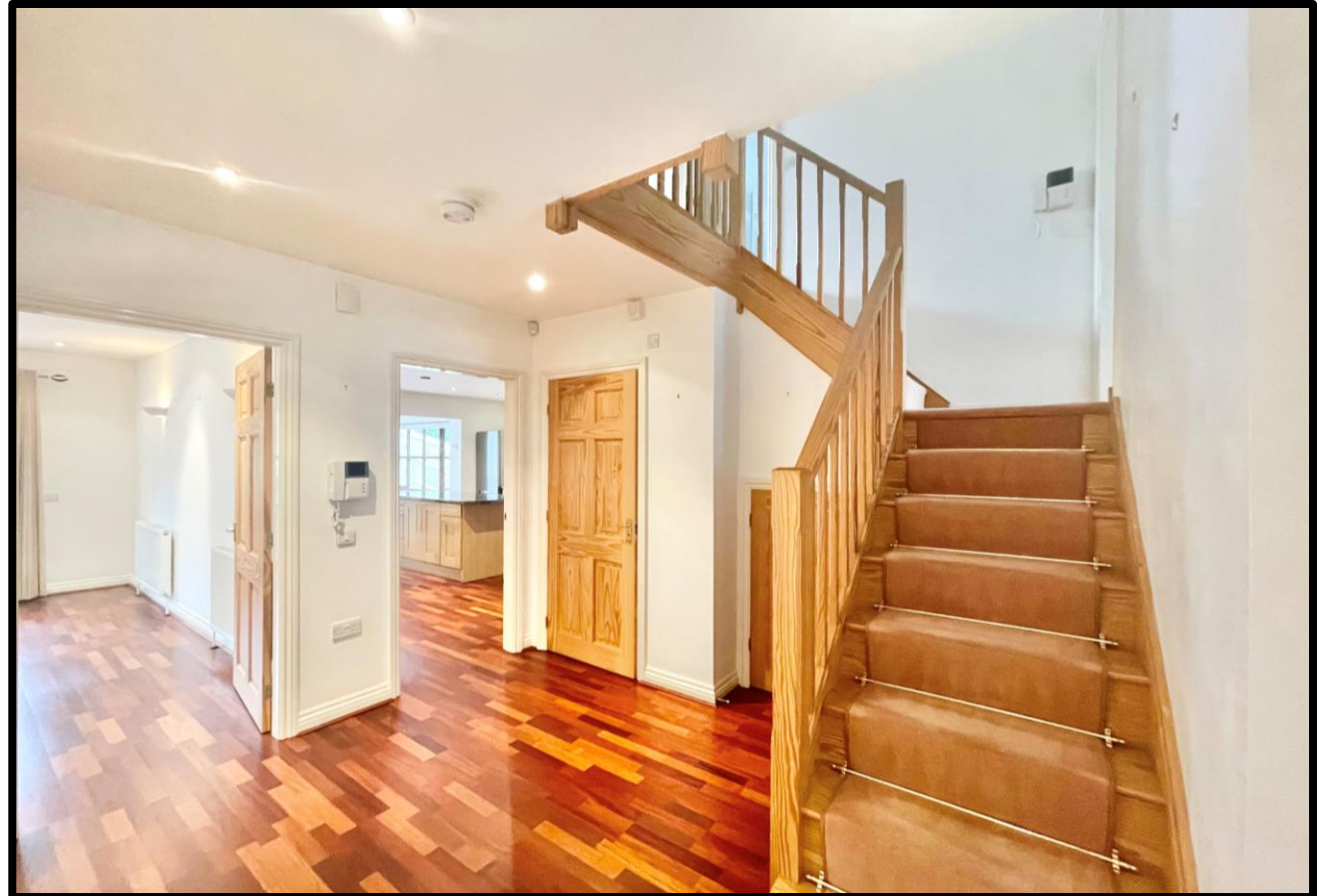
Rowbourne Place, Cuffley, Hertfordshire, EN6 4ER

AVAILABLE MID MAY 2024. A beautiful family home situated in a cul-de-sac off a cul-de-sac making it an exceptionally quiet area. The property has hardwood flooring throughout the ground floor and the kitchen / breakfast room is a tremendous size, and has double doors leading onto the garden. There are 4 good size double bedrooms the master bedroom has an en-suite shower room and there is a family bathroom. The property benefits from a landscaped rear garden, side access, a double integral garage and off street parking.

The property is located within a mile of Cuffley village with its variety of local shops, restaurants and mainline train station servicing London via Moorgate station. Within the area are excellent local schooling facilities, both public and private, catering for all ages. The A1(M), M25 and A10 are within easy reach by car.

Council Tax Band G

Welwyn and Hatfield Council






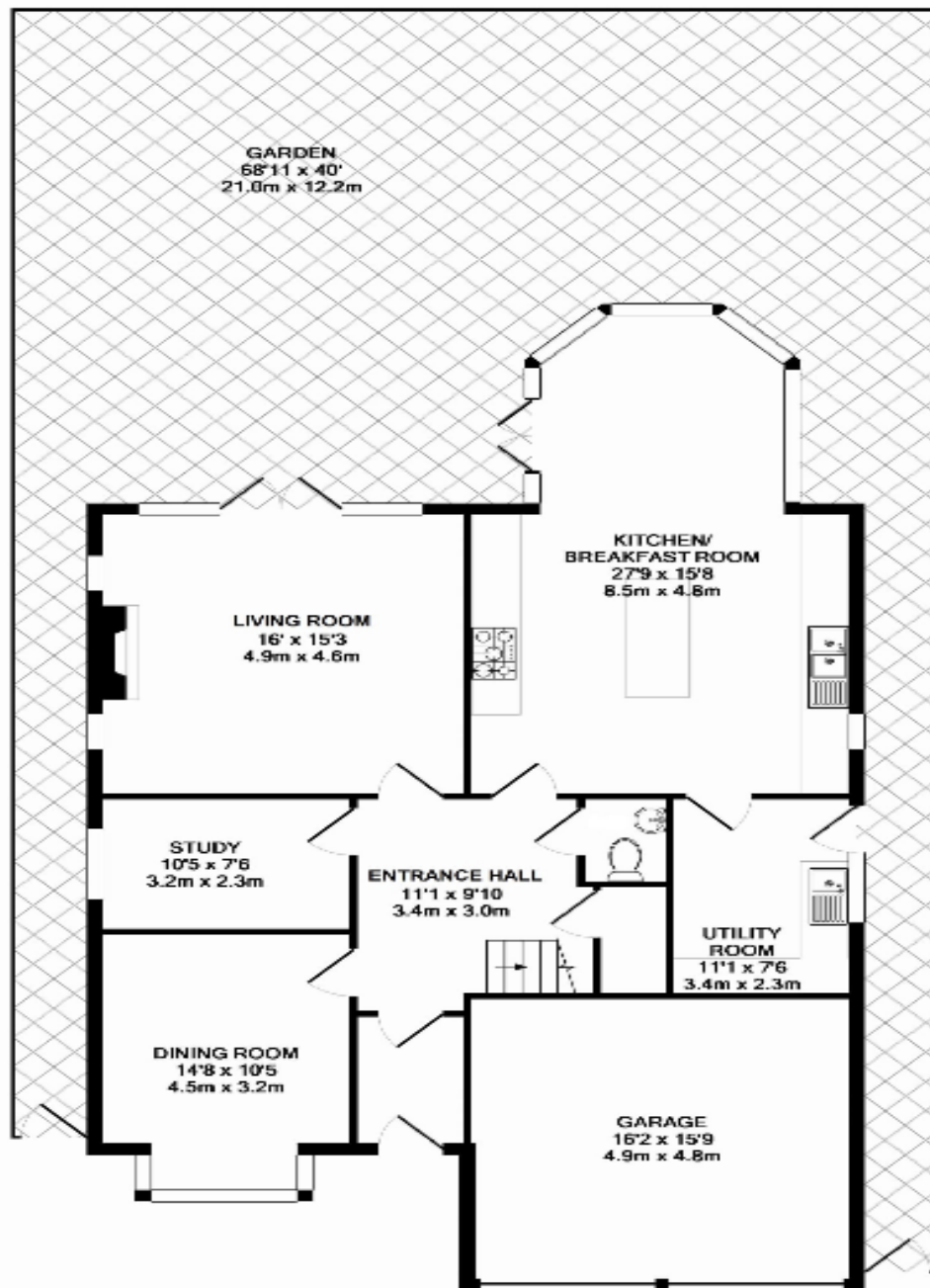








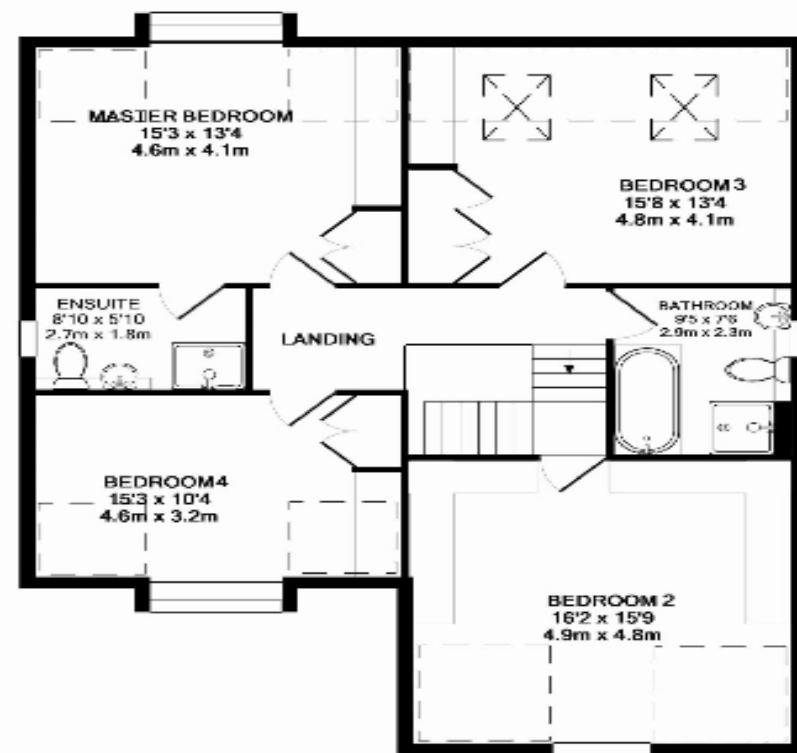
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	85
England, Scotland & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
APPROX. FLOOR
AREA 1347 SQ.FT.
(125.2 SQ.M.)



TOTAL APPROX. FLOOR AREA 2425 SQ.FT. (225.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1078 SQ.FT.
(100.1 SQ.M.)

STATONS

www.statons.com



STATONS PREMIER LETTINGS

1/2 Hadley Parade
Barnet
HERTS
EN5 5SX
020 8441 9796
lettings.office@statons.com