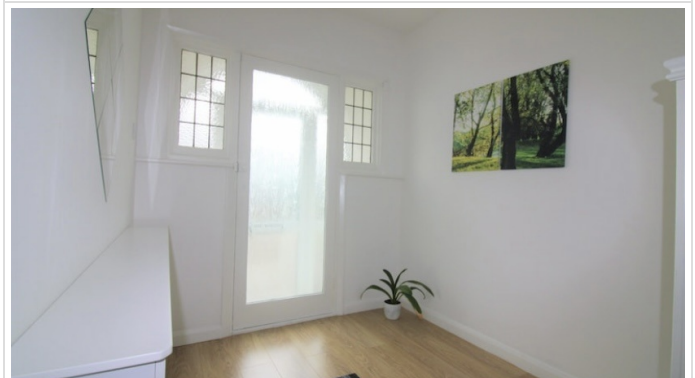


99Home Ltd.

99Home Ltd,
Sutton Business Centre,
Restmor Way,
Wallington,
SM6 7AH,
Phone :0203 5000 999
Email
:info@99home.co.uk

3 Bed Semi-Detached In Gloucester Gardens , Cockfosters, EN4 0QP £2,850 Monthly





SHORT DESCRIPTION

Property Ref: 11859 A bright and beautifully presented semi-detached 3 bedroom family home offered for rent now. This well-proportioned and spacious property boasts large rooms and spaces including a thorough lounge - please view the floor plan and measurements. The condition of the house is excellent and it is double-glazed throughout. The property has an approximately 60 foot garden to the rear, a garage with power to the side and off-street parking for multiple cars to the front. The property is enviably located in the heart of Cockfosters with easy access to both Cockfosters and Oakwood underground stations, local bus services and other transport links. Cockfosters high street with its many shops and restaurants is just a short walk away. Trent Park and local playing fields are both within easy walking distance. There are also a number of excellent schools nearby including Southgate secondary school. We highly recommend a viewing.. Property Type: Semi-detached Full Renting price: £2850.00 Pricing Options: Fixed Price Tenure: 12 months Council tax band: F EPC rating: D Measurement: 1044.1 sq.ft. Outside Space: Rear Garden, Patio Parking: Garage, Driveway Heating Type: Gas Central Heating -----

3

Bed Room(s)

2

Bath Room(s)

2

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 118.5 sq.m. (1,275 sq.ft.) approx

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Semi-detached house
Total floor area	97 square metres

Rules on letting this property

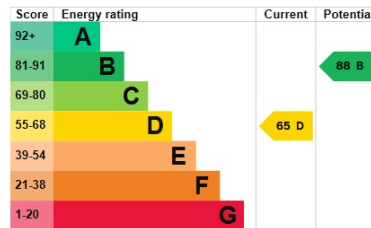
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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