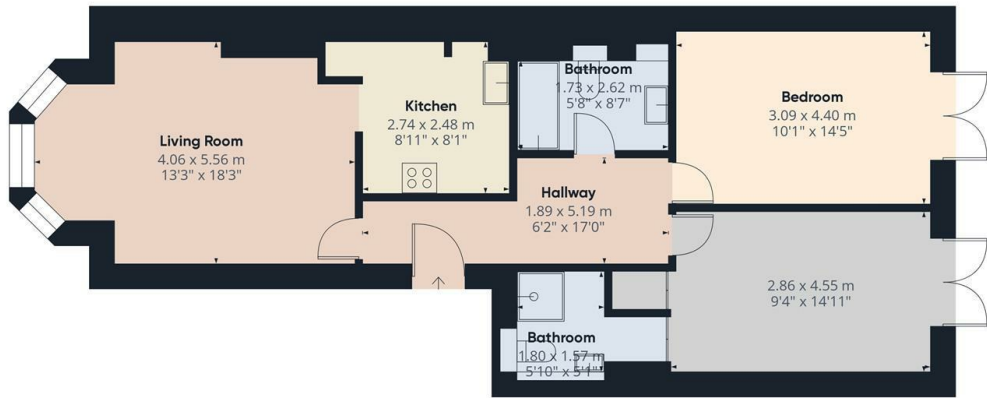




St Wilfrids Road, Hertfordshire, EN4 9SB

£2,000 PCM

- Managed by Simon Clarke Letting Agents
- Laminated wooden floors throughout
- Available for long term tenancy (initial 12 months)
- Available from 17th April 2025
- Direct access onto own 60ft garden
- Luxury bathroom suite plus en-suite shower room to master bedroom.
- Unfurnished
- Allocated off street parking
- Double glazed & Gas central heating
- Council tax Band C

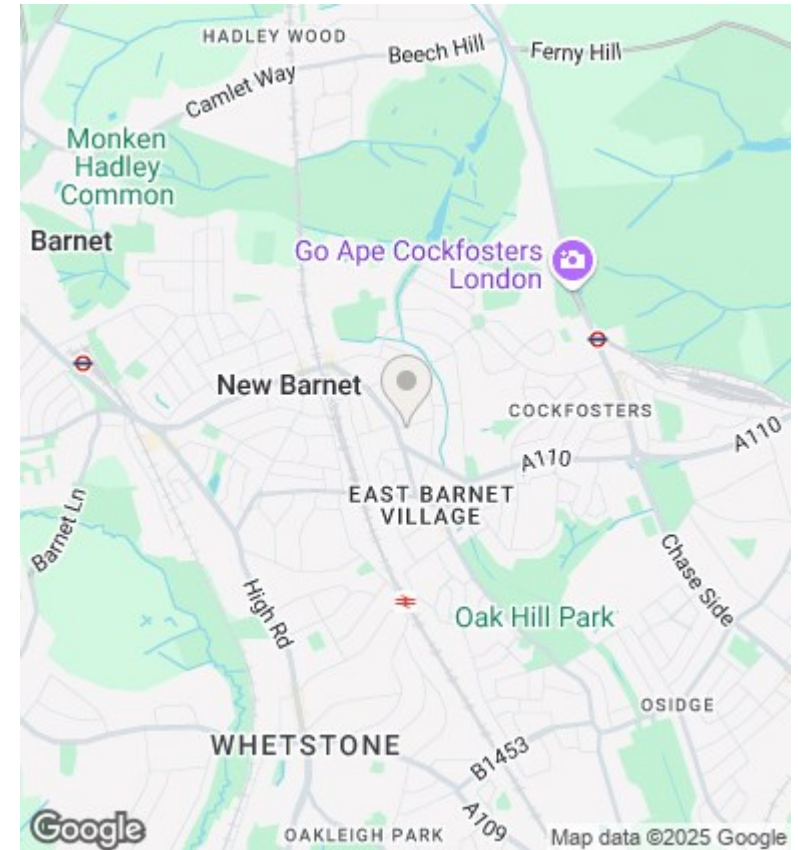


Approximate total area<sup>1)</sup>  
70.42 m<sup>2</sup>  
758.01 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## Directions

## Viewings

Viewings by arrangement only. Call 02083499000 to make an appointment.

## Council Tax Band

C

## EPC Rating:

C

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	