



ENGEL JACOBS
LONDON+HERTS



- One Bedroom House
- Large Reception
- Kitchen
- Semi-detached
- Large Bedroom
- Quiet Residential Road



Rodgers Close
Borehamwood

Monthly Rental Of
£1,450

Entrance Porch

Living Room 14' 1" x 14' 0" (4.29m x 4.26m)

Laminate flooring, double glazed bay window to front aspect.

Kitchen 8' 0" x 7' 0" (2.44m x 2.13m)

Laminate flooring, fully fitted units both wall mounted and base, built in oven and electric hob, Frigidaire fridge/freezer, Bosch washing machine, sink with mixer tap, double glazed window to front aspect.

Bedroom 13' 3" x 11' 6" (4.04m x 3.50m)

Carpeted throughout, double glazed window to front aspect.

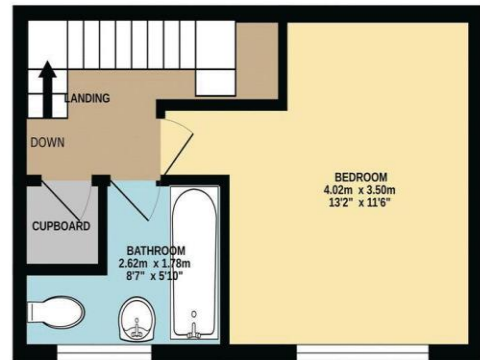
Bathroom 8' 7" x 5' 10" (2.61m x 1.78m)

Tiled floor, partly tiled walls, low level WC, wash basin with mixer tap and storage cupboard, bath with overhead shower, double glazed windows to front aspect.

GROUND FLOOR
23.0 sq.m. (247 sq.ft.) approx.



1ST FLOOR
20.4 sq.m. (219 sq.ft.) approx.



TOTAL FLOOR AREA: 43.3 sq.m. (467 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		90
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.