



Watford Road
Croxley Green
Rickmansworth
WD3 3DD

To Let
£2,100 PCM



Three bedroom semi-detached house. Close to village schools, shops and Croxley met station. Living room, with patio doors leading to a small courtyard garden. Fully fitted kitchen with appliances, shower room. Stairs leading to 2 double bedrooms, 1 large single bedroom and family bathroom with shower over bath. Off street parking for TWO cars. EPC rating D. Unfurnished. Available IMMEDIATELY.



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Croxley Green

Croxley Green is a large village situated between the towns of Watford (to the East) and Rickmansworth (to the West). It has a friendly village atmosphere and the extensive village green is part of its soul and heritage. A good selection of local shops cater for its mixed family community and more extensive shopping and leisure facilities can be found in Watford (Atria Centre) and Rickmansworth. The village has excellent schools and Croxley has its own Metropolitan Line station with frequent services to Baker Street. Access to the motorway network is via junctions 17 & 18 of the M25 which are both within 2.5 miles. Croxley Green borders the Chess Valley. The Grand Union Canal forms the eastern boundary of the village. Croxley Business Park is a modern business hub which attracts a wide range of industries and provides employment for many of the local residents.

Living room 20'8" x 9'8"

With patio doors leading to Courtyard garden

Kitchen 20'2" x 6'3"

Fitted with appliances

Shower room 5'9" x 4'3"

Bedroom 1 11'0" x 11'0"

Bedroom 2 11'0" x 9'10"

Bedroom 3 12'7" x 7'1"

Family bathroom 9'1" x 5'10"

With shower over bath

Courtyard 16'0" x 8'8"

Loft access

Loft boarded with ladder for access

Council Tax Band

Three Rivers DC - Band E - £2973 pa approx.

Financials

Referencing - earnings required 30 x the rental pa between the adult tenants - £63k pa.

Holding deposit required - equal to one weeks rental - £484.61

Dilapidation deposit required - equal to five weeks rental (one week already paid to proceed to referencing) payable in advance of Tenancy start date - £2423.07

One months rental payable in advance at Tenancy start date - £2100.00



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

