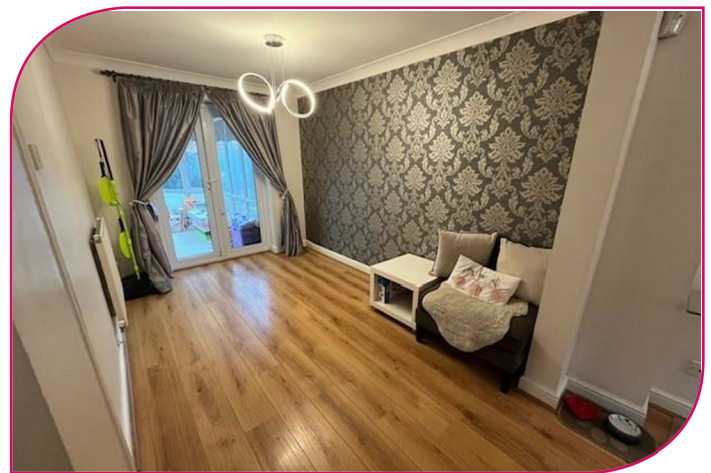


**Basildon Close
Watford
Hertfordshire
WD18 8WL**

**To Let
£2,350 PCM**



Nicely presented 3/4 bedroom Terraced House. Situated in the quiet Byewaters Estate, with access to local shops, schools and Croxley Met station. Entrance hall leading to a cloakroom, spacious reception room/bedroom, large lounge/diner, doors to conservatory looking out to the garden and fully fitted kitchen with appliances. Stairs to two double bedrooms, one with en-suite shower, a single bedroom and family bathroom with shower over bath. Drive with parking for two cars. Unfurnished. EPC rating C. Available 4 March 2026.



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Byewaters

The Byewaters is a residential development located on the edge of Croxley Green. Croxley Green is a village situated between the towns of Watford (to the East) and Rickmansworth (to the West). It has retained a village atmosphere and the large village Green is part of its soul and heritage. Local shops and amenities cater for its mixed family community and includes excellent infant/junior schools and a modern quality comprehensive. More extensive shopping and leisure facilities can be found in Watford (Intu Centre) and Rickmansworth. For the commuter, the property is walking distance to Croxley Green Metropolitan Line station which offers a frequent service to Baker Street (approximately 35 minutes). Alternatively there is access to the motorway network via junctions 17 & 18 of the M25. It borders the lovely Chiltern countryside and the Chess Valley.

Lounge area 14'6" x 12'2"

With bay window and fire. Open plan to diner area.

Dining area 11'2" x 7'9"

With doors to Conservatory

Conservatory 11'10" x 10'11"

With doors leading to the garden

Reception/Bedroom 16'4" x 8'2"

Kitchen 16'4" x 11'11"

Fully fitted with appliances

Bedroom 1 12'0" x 8'2"

With en-suite shower

Bedroom 2 9'1" x 9'0"

With fitted wardrobes

Bedroom 3 8'6" x 6'9"

Family bathroom 7'3" x 5'10"

With shower over bath

Council Tax Band

Three Rivers DC - Band E - Approx £2688.73 pa

Financials

Referencing - earnings required 30 x the rental pa between the adult tenants - £70,500k pa.

Holding deposit required - equal to one weeks rental - £542.30

Dilapidation deposit required - equal to five weeks rental (one week already paid to proceed to referencing) payable in advance of Tenancy start date - £2711.53

One months rental payable in advance at Tenancy start date - £2350



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

