

New Parade, The Green
Croxley Green
Rickmansworth
WD3 3AN

To Let
£3,500 PCM



Four bedroom detached house, located on The Green. Close to local School, local village and amenities. Spacious entrance hall with doors leading to the dining room, large living room with doors to the garden and kitchen/breakfast room. Kitchen fully fitted with appliances. Cloakroom. Stairs leading to 3 double bedrooms, one with en-suite and walk in wardrobe and 1 single bedroom. Family bathroom with shower over bath. Rear entrance to driveway with parking for multiple cars and garage. EPC rating D. Available NOW.



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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.

Lounge 23'11" x 11'10"

Doors leading to the garden

Dining room 11'5" x 10'5"

Fitted with appliances open to dining area

Cloakroom

Bedroom 1 14'4" x 12'4"

With walk in wardrobe and en-suite shower room

Bedroom 2 11'11" x 9'10"

Bedroom 3 10'6" x 10'4"

Bedroom 4 35'1" x 20'0"

Family bathroom

With shower over bath

Garage

Up and over door with remote control, side pedestrian access. Window to front. Wall mounted boiler and hot water tank.

Council Tax Band

Three Rivers DC - Band F - £3513.78

Financials

Referencing - earnings required 30 x the rental pa between the adult tenants - £105k pa.

Holding deposit required - equal to one weeks rental - £807.69

Dilapidation deposit required - equal to five weeks rental (one week already paid to proceed to referencing) payable in advance of Tenancy start date - £4038.46

One months rental payable in advance at Tenancy start date - £3500.00



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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