



Gonville Avenue  
Croxley Green  
Rickmansworth  
WD3 3BY

**To Let**  
**£2,100 PCM**



THREE bedroom semi-detached house. Nicely situated, walking distance to the Metropolitan station, local schools and amenities. Entrance hall with utility cupboard, spacious lounge, dining room, fully fitted kitchen with appliances and ground floor toilet. Stairs to 2 Double Bedrooms and very good sized 3rd bedroom. Modern family bathroom, with shower over bath. Rear garden and OFF ROAD PARKING FOR 2 CARS. EPC rating D. Unfurnished. Available 4 April.



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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 13'7 x 11'11**

**Dining Room 11'5 x 9'11**

**Kitchen 9'9 x 9'3**

Fully Fitted with appliances

**Ground floor WC**

**Bedroom 1 13'8 x 9'3**

with fitted wardrobes

**Bedroom 2 11' x 10'**

with fitted wardrobes and shelving

**Bedroom 3 10'1 x 7'1**

with fitted wardrobes

**Family Bathroom 6'9 x 5'4**

with shower over bath

**Council Tax Band**

Three Rivers DC - Band D - £2199 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		
(55-68) D	66	
(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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