

Durrants Drive  
Croxley Green  
Rickmansworth  
WD3 3NZ

To Let  
£2,200 PCM



Excellent presented three bedroom Bungalow. Located in close proximity to local amenities and schools. Spacious reception room, kitchen/diner with appliances, utility room with door to shower room. Three bedrooms and family bathroom. Garden with garden room and shed. Drive 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.

**Lounge 23'0" x 10'7"**

**Kitchen/Diner 20'2" x 7'7"**

Kitchen fitted with appliances and doors leading to the garden

**Utility Room 6'11" x 6'0"**

With washing machine and tumble dryer. Door to shower room.

**Shower room**

**Bedroom 1 14'2" x 11'1"**

**Bedroom 2 10'7" x 9'5"**

**Bedroom 3 8'5" x 7'4"**

**Family bathroom**

**Garden**

With garden room and shed

**Council Tax Band**

Three Rivers DC - Band E - £2973.20 pa approx.

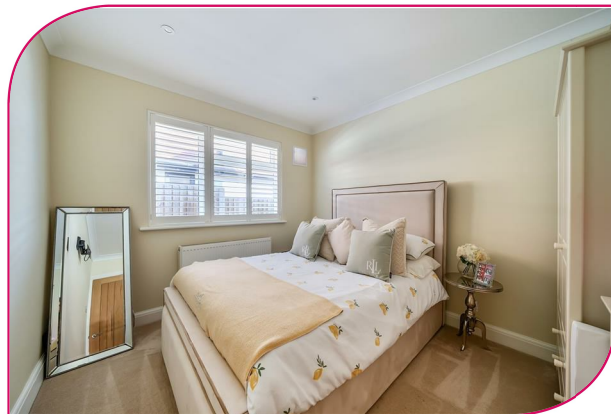
**Financials**

Referencing - earnings required 30 x the rental pa between the adult tenants - £66k pa.

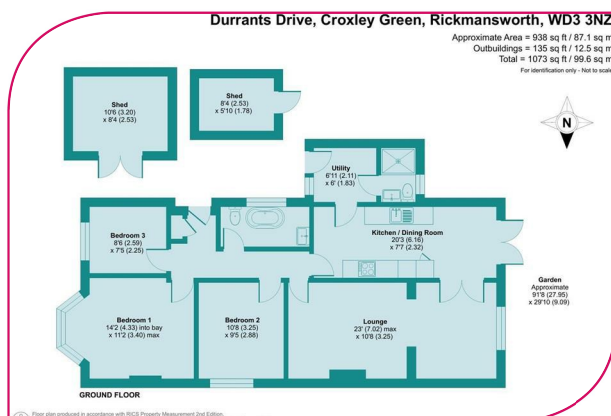
Holding deposit required - equal to one weeks rental - £507.69

Dilapidation deposit required - equal to five weeks rental (one week already paid to proceed to referencing) payable in advance of Tenancy start date - £2538.46

One months rental payable in advance at Tenancy start date - £2200.00



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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