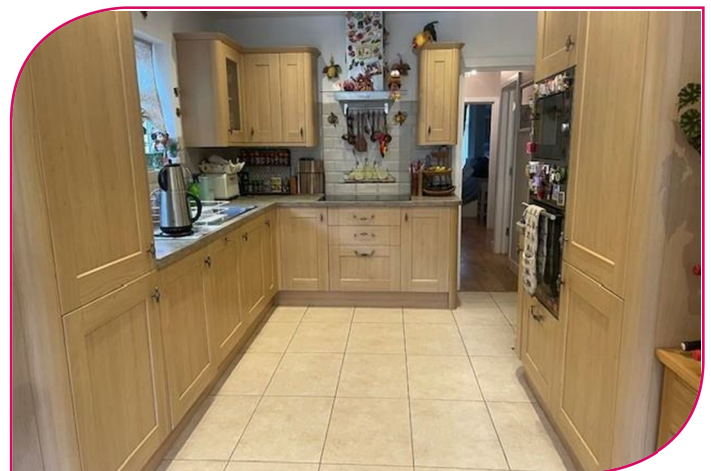


Links Way  
Croxley Green  
Rickmansworth  
WD3 3RN

**To Let**  
**£2,900 PCM**



Four bedroom Chalet Bungalow. Just a short walk to local shops, Croxley Danes School and an approx. 20 minute walk to Croxley Met Station. Large extended living room, fully fitted kitchen with appliances leading to dining area/summer room with French doors, overlooking the garden. Double bedroom with en-suite shower and further bedroom or study, family bathroom with shower over bath. Stairs leading to two double bedrooms and a shower room. Off street parking for 2 cars. EPC rating C. Unfurnished. Available IMMEDIATELY.



for property advice you can trust... **talk to james**

**01923 710 500 | jamesestateagents.com**

### 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 25'5" x 10'0"

With French doors to garden

#### Kitchen 13'6" x 9'4"

Fitted with appliances

#### Dining area/Summer room 10'9" x 9'0"

With French doors leading to the garden

#### Bedroom 1 10'5" x 9'5"

With en-suite shower room

#### Bedroom 2/Study 12'11" x 9'2"

#### Family bathroom 6'9" x 6'0"

With shower over bath

#### Bedroom 3 15'9" x 9'10"

With storage in the eaves

#### Bedroom 4 10'2" x 9'3"

#### Shower room 6'10" x 4'7"

#### Council Tax Band

Three Rivers DC - Band E - £2688.73 pa approx.

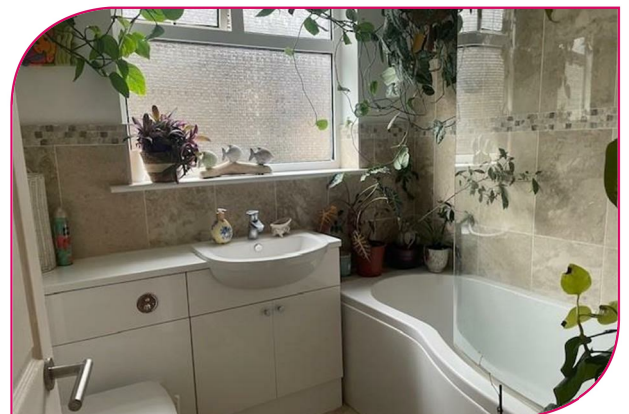
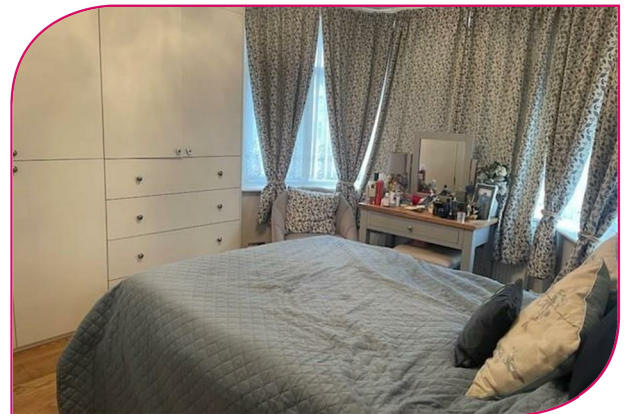
#### Financials

Referencing - earnings required 30 x the rental pa between the adult tenants - £87k pa.

Holding deposit required - equal to one weeks rental - £669.23

Dilapidation deposit required - equal to five weeks rental (one week already paid to proceed to referencing) payable in advance of Tenancy start date - £3346.15

One months rental payable in advance at Tenancy start date - £2900



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(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	