

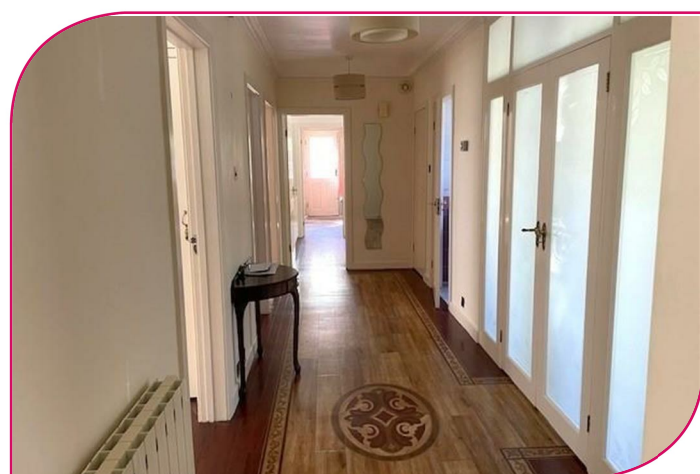
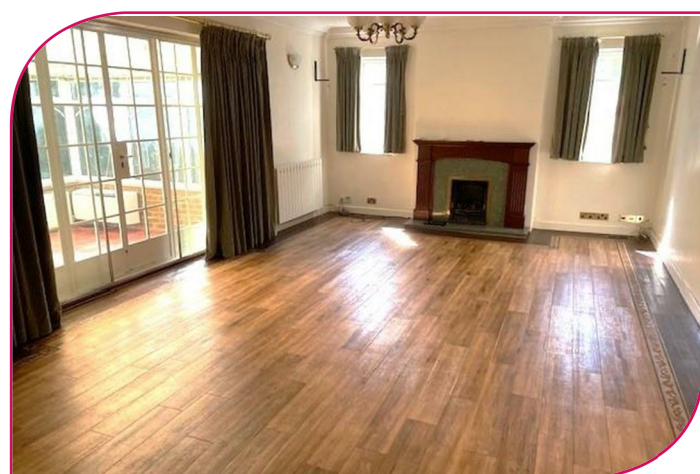


**Bridle Lane  
Loudwater  
Rickmansworth  
WD3 4JB**

**To Let  
£2,995 PCM**



DETACHED Character Bungalow in Gated private road in Loudwater. The property occupies a lovely secluded plot yet with easy access to the Motorway, Rickmansworth Station (Baker st 35 mins) and the Chilterns. Accommodation includes Entrance Hallway, Cloakroom, Spacious Lounge with doors to Conservatory, Dining room and Fully Fitted Kitchen. 3 Bedrooms, Family bathroom. GARAGE AND PARKING FOR 4 CARS. Landscaped private garden. EPC Rating E. Unfurnished. Available NOW.



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**Rickmansworth**

Rickmansworth town centre offers a wide variety of public houses, restaurants and shops to include the foodhalls: Marks & Spencer, Waitrose and Tesco. The local area provides a selection of good schooling both state and private. There is a wide range of leisure facilities to include William Penn Leisure Centre and Moor Park/Rickmansworth Golf Club. Access to the motorway network are via Junction 17 and 18 of the M25 and for the commuter Rickmansworth Metropolitan Line station provides a gateway to London via Chiltern Line into Marylebone and Metropolitan Line into Baker Street.

**Kitchen 16'3 x 8'8**

Fully fitted with appliances

**Dining Room 18' x 8'11**

**Living Room 23'7 x 13'10**

**Conservatory 13'11 x 9'2**

with patio doors to garden

**Bedroom 1 13'8 x 10'11**

with fitted wardrobe

**Bedroom 2 12'8 x 11'7**

with fitted wardrobes

**Bedroom 3 13'10 x 7'4**

**Family Bathroom**

with separate shower cubicle

**Separate W/C**

**Council Tax Band**

Three Rivers BC - Band G £3514.64 pa approx.

**Financials**

Referencing - earnings required 30 x the rental pa between the adult tenants - £89,850k pa.

Holding deposit required - equal to one weeks rental - £691.15

Dilapidation deposit required - equal to five weeks rental (one week already paid to proceed to referencing) payable in advance of Tenancy start date - £3455.76

One months rental payable in advance at Tenancy start date - £2995.00



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		78
(69-80) <b>C</b>		
(55-68) <b>D</b>	49	
(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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