



Sherborne Way
Croxley Green
Rickmansworth
WD3 3PF

To Let
£1,985 PCM



THREE/FOUR BEDROOM CHALET-BUNGALOW. Ideally situated for Croxley Met Station, local shops and schools. Entrance hall leading to large bay fronted bedroom or living room with feature fire place, double bedroom with fitted wardrobes, spacious lounge with french doors leading to the garden which has a patio area and laid to lawn, fully fitted kitchen with appliances and family bathroom with shower over bath. Stairs leading to a large double bedroom and single bedroom. OFF STREET PARKING FOR ONE CAR. EPC rating D. Unfurnished. Available end of July.



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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 (Intu 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.

Bay fronted living room/bedroom 14.03x11.05

With feature fire place

Living room 14.03x11.04

With doors leading to the patio and garden

Kitchen 11.05x9.05

Fully fitted with appliances

Double bedroom 12x9.05

With fitted wardrobes

Family bathroom 7x6.06

With shower over bath

Double loft room 19x9

Single loft room 8.07x6.10

Council Tax Band

Three Rivers BC Band E - £2679.47 pa approx.

Financials

Referencing - earnings required 30 x the rental pa between the adult tenants - £59,550k pa.

Holding deposit required - equal to one weeks rental - £458.07

Dilapidation deposit required - equal to five weeks rental (one week already paid to proceed to referencing) payable in advance of Tenancy start date - £2290.38

One months rental payable in advance at Tenancy start date - £1985



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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