



South Cottage Gardens Chorleywood Rickmansworth WD3 5EH

To Let £2,750 PCM



Nicely presented detached family home in a quiet cul de sac on the edge of Chorleywood Common. Hallway leading to fully fitted kitchen, spacious and airy L-shaped reception room/dining room and downstairs guest cloakroom, stairs to 4 bedroom, master with en-suite bathroom, family bathroom with separate shower. Garden, DOUBLE GARAGE and off street parking for 2 cars. EPC rating D. Unfurnished. Available mid August.





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Chorleywood

Chorleywood village offers a good variety of local shops, restaurants, public houses and a selection of good schools both state and private within the area. Chorleywood Station provides a frequent Metropolitan Line service to the City and the Chiltern Turbo offers a fast main line service to Marylebone. The M25 can be access at Junction 18 with links to the motorway network and major airports. The nearest towns of Rickmansworth, Amersham and Watford are all a short drive and offer a wider range of shopping and recreational amenities.

Reception room 18.8x12

L-Shaped room, lounge area

Dining Room 12x9.4

Dining area off L-shaped room

Kitchen 14.6x9.9

Fully fitted with appliances

Cloakroom

Bedroom 1 13.6x10.10

With fitted wardrobe and en-suite bathroom

Bedroom 2 11x8.3

Bedroom 3 8.2x8

Bedroom 4 11.10x11

Family bathroom

With separate shower cubicle

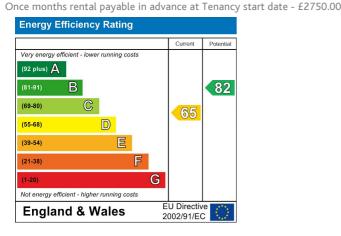
Council Tax Band

Three Rivers - Band F - £3187.56 approx.

Financial

Referencing - earnings required 30 x the rental pa. between the adult tenants - £82,500k pa $\,$

Holding deposit required - equal to one weeks rental - £634.61
Dilapidation deposit required - equal to five weeks rental (one week already paid to proceed to referencing) payable in advance of Tenancy start date - £3173.07

























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