



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.



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

01923 710 500 | jamesestateagents.com

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.

Financials

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

Once months rental payable in advance at Tenancy start date - £2750.00



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	65	
(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	