

Harvey Road
Croxley Green
Rickmansworth
WD3 3BU

To Let
£2,500 PCM



Excellent located 4 Bedroom semi-detached house. Walking distance to the local schools, shops and Croxley met station. Spacious living room, dining room with doors leading to conservatory looking out to the garden, fully fitted kitchen with appliances. Stairs leading to two double bedrooms and two single bedrooms, family bathroom and separate W/C. Garden laid to lawn and patio area, shed and greenhouse. Off street parking for 1 car. EPC rating D. Unfurnished. Available 15 November.



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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 (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 13.08x11

Wood flooring with gas fire

Dining Room 15.11x9.03

Doors leading to Conservatory

Conservatory 11.06x8.05

Kitchen 12.06x7.01

Fully fitted with appliances

Bedroom 1 14.02x9.01

Bedroom 2 10.07x8.07

Bedroom 3 10x7.01

Bedroom 4 8.05x7.05

Family bathroom 6.04x5

With shower over bath

Council Tax Band

Three Rivers DC - Band E - £2688 pa. approx.

Financials

Referencing - earnings required 30 x the rental pa between the adult tenants - £75k pa.

Holding deposit required - equal to one weeks rental - £576.92

Dilapidation deposit required - equal to five weeks rental (one week already paid to proceed to referencing) payable in advance of Tenancy start date - £2884.61

One months rental payable in advance at Tenancy start date - £2500.00



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

