



TO LET
Hamptons
THE HOME EXPERTS




{ WINTON DRIVE RICKMANSWORTH WD3
£1,950 PER MONTH AVAILABLE NOW

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Winton Drive Rickmansworth WD3

£1,950 Per Month
Unfurnished

 **3 Bedrooms**
 **1 Bathroom**
 **2 Receptions**

Features

- Stunning semi-detached house, - Two reception rooms, - Modern kitchen & bathroom, - Good size garden, - Newly decorated with new carpets, - Close to Croxley station, - Deposit equivalent to 5 weeks' rent, - Council tax band E

Council Tax

Council Tax Band E

Hamptons

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{ A STUNNING SEMI-DETACHED HOUSE IN POPULAR CROXLEY LOCATION

The Property

Located in the popular area of Croxley Green, this semi-detached home has been fully re-furnished throughout including new carpets. The accommodation comprises: An entrance hallway leading to the first reception room with bay window, second reception room with doors to rear garden, fitted kitchen with appliances and door to rear garden. Upstairs there are three good size bedrooms and a modern bathroom. Outside there is an attractive garden with patio area and lawn and other features include gas central heating and double glazing. Deposit equivalent to 5 weeks' rent. Council tax band E.

Location



Croxley Green has a large village green surrounded by some of its oldest buildings (17th century) including the Croxley Green Windmill. The Metropolitan and Main Line railway services to Baker Street and Aldgate are available from Croxley Station. The nearest town to Croxley Green is Rickmansworth which provides a Marks and Spencer, Waitrose and Tesco supermarket. The M25 at Junction 18 lies within a short distance, connecting with the national motorway network and airports. The surrounding area provides an outstanding selection of schooling, both state and private.



Winton Drive, Croxley Green, Rickmansworth, WD3

Approximate Area = 880 sq ft / 81.7 sq m

For identification only - Not to scale

 = Ceiling Height
 = Reduced headroom below 1.5m



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom2024. Produced for Hamptons. REF: 1110286

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			87
C			
D		65	
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

