



CHORLEYWOOD BOTTOM
£1,750 PER MONTH AVAILABLE 05/10/2024




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

**Chorleywood Bottom
Rickmansworth WD3**

**£1,750 Per Month
Unfurnished**

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

Features

- Lovely cottage on Chorleywood Common,
- Modern kitchen and bathroom, - Wood flooring, - Close to Chorleywood station, - Lovely rear garden, - Residents' parking, - Deposit equivalent to 5 weeks' rent, - Council tax band E

Council Tax

Council Tax Band E

Hamptons

2 Station Road
Rickmansworth, WD3 1QZ
01923 896444
rickmansworthlettings@hamptons.co.uk
www.hamptons.co.uk

{ AN ATTRACTIVE TWO BEDROOM COTTAGE LOCATED ON CHORLEYWOOD COMMON

The Property

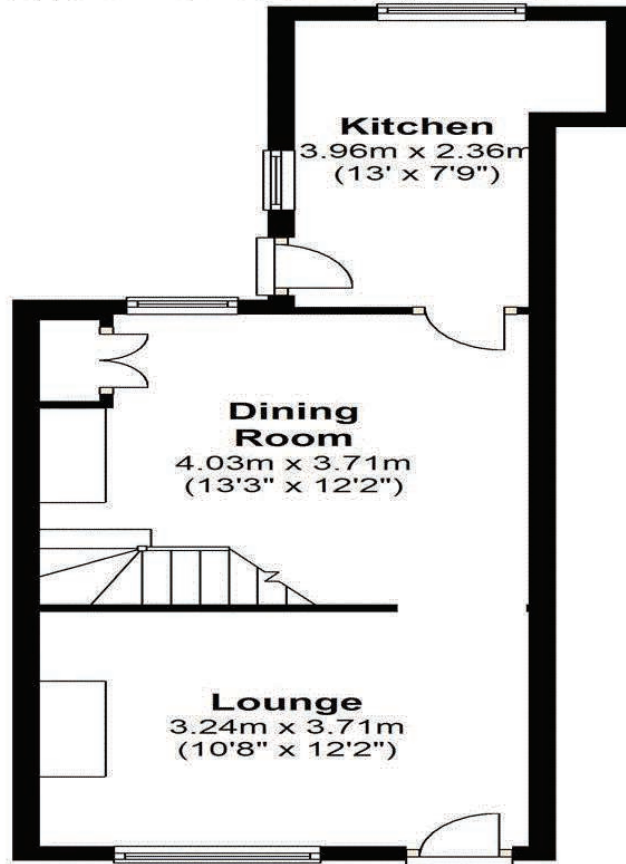
This stunning two bedroom terraced cottage is located on Chorleywood Common, close to both the station and village shops. Accommodation comprises: Living room with feature fireplace and separate dining room leading to modern fitted kitchen with appliances. Upstairs there are two double bedrooms and a modern bathroom. The property benefits from wooden flooring and gas central heating and there is a well maintained rear garden as well as parking to the front. Deposit equivalent to 5 weeks' rent. Council tax band E.

Location

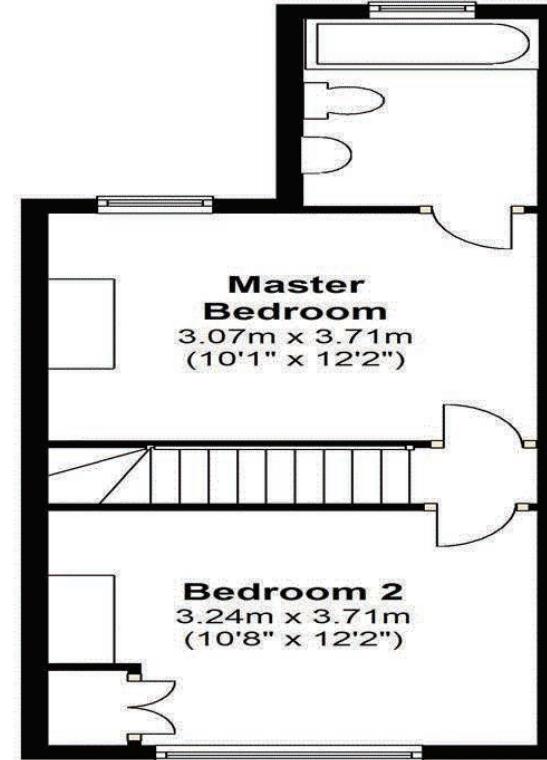
Chorleywood is a semi rural village nestled on the edge of the Chilterns in a small valley on the Herts/Bucks borders. The Metropolitan and Main Line railway services to Baker Street and Marylebone are available from Chorleywood station. At the centre of Chorleywood lies its beautiful Common which covers 200 acres of grassland and woodland. The village itself has a great high street with lots of lovely shops and cafes. The nearest town to Chorleywood is Rickmansworth which provides a Marks and Spencer, Waitrose and Tesco supermarket. There is an excellent selection of both independent and state schools locally, including St. Clement Danes.



Ground Floor
Approx. 34.7 sq. metres (373.7 sq. feet)



First Floor
Approx. 30.6 sq. metres (329.5 sq. feet)



Total area: approx. 65.3 sq. metres (703.2 sq. feet)

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		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E	56	
Very poorly energy efficient - higher running costs	F		
Extremely poorly energy efficient - higher running costs	G		
			81

England & Wales EU Directive 2002/91/EC

