



CROSSLANDS RICKMANSWORTH WD3
£1,900 PER MONTH AVAILABLE 17/09/2024

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS }

Crosslands Rickmansworth WD3

£1,900 Per Month
Furnished

 **2 Bedrooms**
 **1 Bathroom**
 **1 Reception**

Features

- Well presented throughout, - Cul-de-sac location, - Living/dining room, - Modern kitchen and bathroom, - Two double bedrooms, - Lovely garden, - Allocated parking space, - Close to M25, - Deposit equivalent to 5 weeks' rent, - Council tax band D

Council Tax

Council Tax Band D

Hamptons

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

{ A LOVELY TERRACED HOUSE LOCATED CLOSE TO SHOPS AND THE M25 }

The Property

Located in a cul-de-sac in Maple Cross, this terraced home is very well presented throughout. The accommodation comprises: An entrance hallway leading to a modern kitchen with appliances, spacious living/dining room with door to the lovely rear garden, downstairs w/c, stairs to first floor where there are two double bedrooms each with built-in wardrobes, and a lovely modern bathroom. Outside there is one allocated parking space plus visitors' parking. Deposit equivalent to 5 weeks' rent. Council tax band D.

Location

Maple Cross is located close to Rickmansworth and also the village of Harefield which is surrounded by some beautiful countryside along the Grand Union Canal. Rickmansworth caters for specialist and daily shopping requirements to include the food halls of Marks and Spencer, Waitrose and Tesco. More extensive shopping facilities are available in the larger towns of Watford and Uxbridge. At Denham is the Chiltern Line to Marylebone whilst at Rickmansworth there is the Chiltern Line and Metropolitan railways to London Marylebone and Baker Street respectively (approximately 25 minutes). Vehicular links to London are also well served with the M25 at Junction 17 within 2 miles, connecting to the M1, M40 & M4. The surrounding area is well supplied with schools both state and private.



Crosslands, Maple Cross, Rickmansworth, WD3

Approximate Area = 688 sq ft / 63.9 sq m

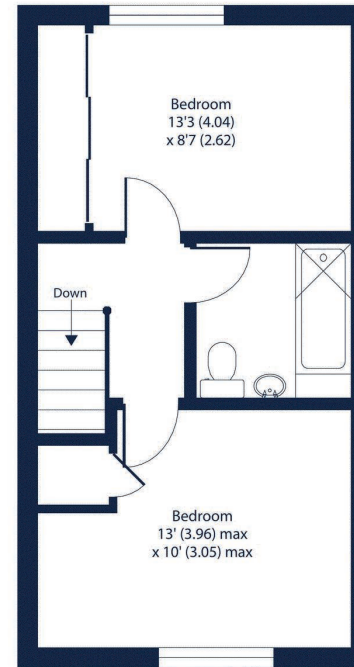
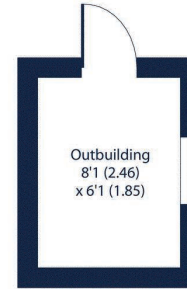
Outbuilding = 48 sq ft / 4.4 sq m

Total = 736 sq ft / 68.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hamptons. REF: 1150908

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	77	79
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		

England & Wales EU Directive 2002/91/EC

