



{ THE GREEN CROXLEY GREEN WD3
£5,750 PER MONTH AVAILABLE 31/10/2024



Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

The Green Croxley Green WD3

**£5,750 Per Month
Furnished**

 **5 Bedrooms**
 **3 Bathrooms**
 **5 Receptions**

Features

- Beautiful private detached house, -
Located next to the Green, - Large
kitchen/breakfast room, - Four reception
rooms, - Five bedrooms, - Three bathrooms
(2 ensuite), - Large secluded garden, -
Close to good schools, - Deposit equivalent
to 5 weeks' rent, - Council tax band G

Council Tax

Council Tax Band G

Hamptons

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{ A BEAUTIFUL PRIVATE PROPERTY LOCATED ON THE GREEN IN CROXLEY

The Property

Situated in an ideal location next to The Green in Croxley Green, this enchanting property oozes style and character throughout. The accommodation comprises: A covered porch area, stunning entrance hallway with cloakroom, sitting room, office and a large kitchen/breakfast room which is the perfect entertaining space, including appliances and large island, doors to rear garden, separate utility room with garden access, double doors to dining room and doors to the spacious family room with access to the rear garden. Upstairs there is a lovely large landing leading to an impressive main bedroom with en-suite bathroom, second double bedroom with en-suite shower room, three further double bedrooms and family shower room. Outside there is a long private driveway leading to the double garage and the beautifully matured private garden includes a built-in gazebo with wood burner. A regular gardener will be included. Deposit equivalent to 5 weeks' rent. Council tax band G.

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 Green, Croxley Green, Rickmansworth, WD3

Approximate Area = 3124 sq ft / 290 sq m

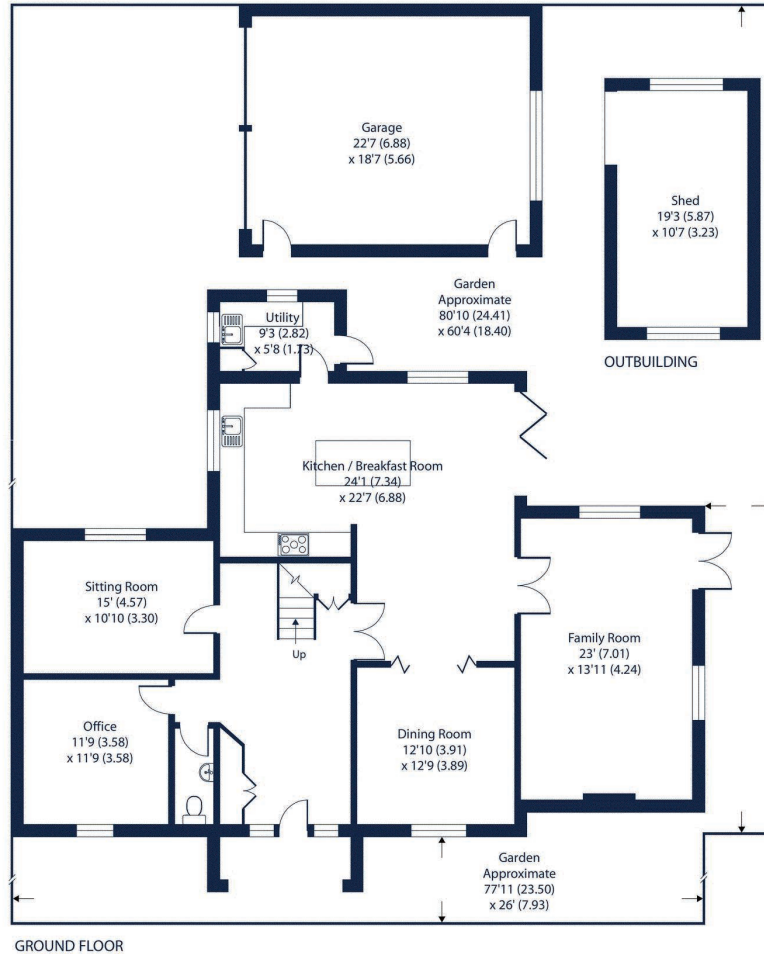
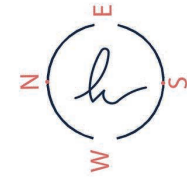
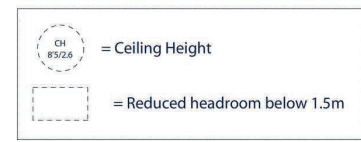
Limited Use Area(s) = 65 sq ft / 6 sq m

Garage = 424 sq ft / 39.4 sq m

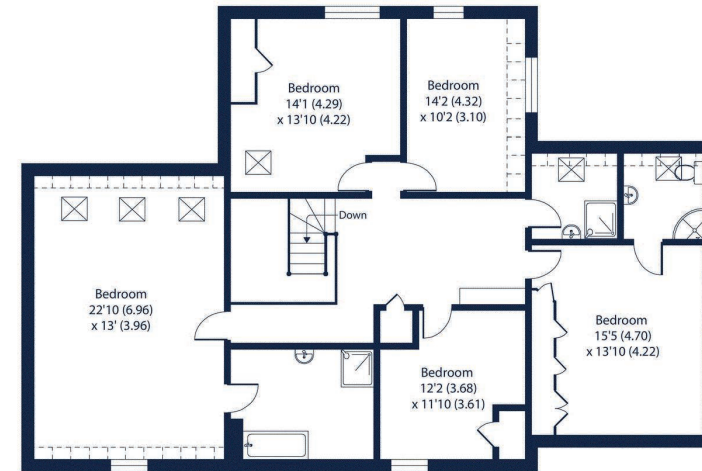
Outbuilding = 206 sq ft / 19.1 sq m

Total = 3819 sq ft / 354.8 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). © nichcom2023. Produced for Hamptons. REF: 1197443

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			
C			
D		68	76
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

