



Winton Drive
Croxley Green
Hertfordshire
WD3 3QS

To Let
£2,700 PCM



Well presented 4 bedroom semi-detached house. Excellently located near local schools, Croxley met and other amenities. Large reception room, further reception/bedroom with en-suite shower room and door to utility room, open plan kitchen/diner with door leading to the garden. Stairs to two double bedrooms with fitted wardrobes, single bedroom and family bathroom with shower over bath. Driveway for 2 CARS. EPC rating D. Unfurnished. Available 27 June.



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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.

Reception 1 14'3" x 11'10"

With feature fire place

Reception 2/Bedroom 15'2" x 9'2"

With en-suite shower room and door leading to the utility room

En-suite shower room 9'0" x 4'6"

Utility Room 8'11" x 4'10"

With wall and base units - Washing machine and Tumble dryer. Door leading to garden

Kitchen/Diner 18'1" x 12'0"

With centre island and appliances. Door leading garden

Bedroom 1 14'7" x 8'7"

With fitted wardrobes and dressing table

Bedroom 2 12'11" x 10'5"

With fitted wardrobes

Bedroom 3 8'11" x 7'4"

Family bathroom 9'4" x 7'1"

With shower over bath

Council Tax Band

Three Rivers DC - Band E - £2973 pa. approx.

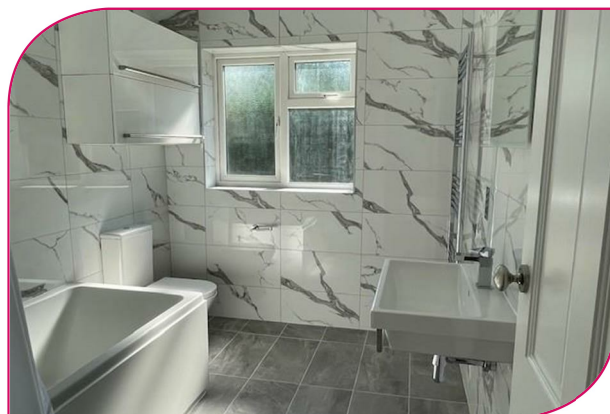
Financials

Referencing - earnings required 30 x the rental pa between the adult tenants - £81k pa.

Holding deposit required - equal to one weeks rental - £623.07

Dilapidation deposit required - equal to five weeks rental (one week already paid to proceed to referencing) payable in advance of Tenancy start date - £3115.38

One months rental payable in advance at Tenancy start date - £2700



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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