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Byewaters
Watford
Herts
WD18 8WJ



To Let
£1,350 PCM

Nicely presented one bedroom house with detached garden. Situated in an Idyllic location with views over both the canal and Croxley moors. Accommodation includes; Lounge and a Kitchen breakfast room, on the ground floor and a large bedroom with fitted wardrobes and a bathroom on the first floor. Detached garden. ALLOCATED PARKING FOR 1 CAR. EPC rating D. Unfurnished. Available 22 November.





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Byewaters
The Byewaters is a residential development located on the edge of Croxley Green. Croxley Green is a village situated between the towns of Watford (to the East) and Rickmansworth (to the West). It has retained a village atmosphere and the large village Green is part of its soul and heritage. Local shops and amenities cater for its mixed family community and includes excellent infant/junior schools and a modern quality comprehensive. More extensive shopping and leisure facilities can be found in Watford (Intu Centre) and Rickmansworth. For the commuter, the property is walking distance to Croxley Green Metropolitan Line station which offers a frequent service to Baker Street (approximately 35 minutes). Alternatively there is access to the motorway network via junctions 17 & 18 of the M25. It borders the lovely Chiltern countryside and the
Chess Valley.

Lounge 13.7x10.2
Front door leading to lounge with laminate flooring

Kitchen/Breakfast Room 13.7x6.7
Fully fitted with appliances

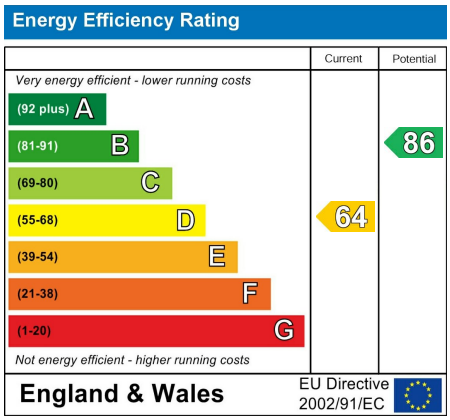
Bathroom
With shower over bath

Garden
THE GARDEN IS NOT ACCESSABLE FROM THE PROPERTY BUT CLOSE

Council Tax Band
Three Rivers BC - Band C - £2162.33 pa approx.

Financials
Referencing - earnings required 30 x the rental pa between the adult tenants - £40,500k pa.
Holding deposit required - equal to one weeks rental - £311.53
Dilapidation deposit required - equal to five weeks rental (one week already paid to proceed to referencing) payable in advance of Tenancy start date - £1557.69
One months rental payable in advance at Tenancy start date - £1350







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