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New Road
Croxley Green
Rickmansworth
WD3 3HH

To Let

£1,650 PCM

First floor 2 bedroom maisonette. Situated in a prime location on the popular New Road, Croxley Green. Walking distance to Croxley Met Station, local shops and schools. Own front door with stairs leading to fully fitted kitchen with appliances, spacious living room with feature fire place, 2 double bedrooms and modern family bathroom with shower over bath. Own private garden with storage shed. PERMIT PARKING. EPC rating D. Unfurnished. Available 23 December.

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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.

Lounge 14x11.10

Kitchen 8x7.1
Fitted with appliances

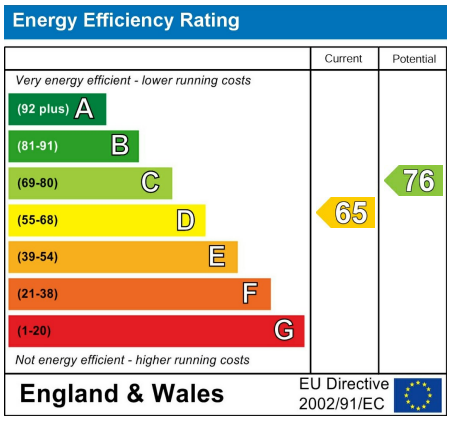
Bedroom 1 11x10

Bedroom 2 9x7

Family bathroom 7x6
With shower over bath

Council Tax Band
Three Rivers BC - Band C - £2162 pa approx.

Financials
Referencing - earnings required 30 x the rental pa between the adult tenants - £49,500k pa
Holding deposit required - equal to one weeks rental - £380.76
Dilapidation deposit required - equal to five weeks rental (one week already paid to proceed to referencing) payable in advance of Tenancy start date - £1903.84
One months rental payable in advance at Tenancy start date - £1650.00



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