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The Green
Croxley Green
Herts
WD3 3AJ



To Let
£1,600 PCM

Well presented first floor flat over shops on The Green. The property has own front door with stairs up to open plan kitchen/diner, double glazing throughout, 2 double bedrooms, a single bedroom and family shower room. Walking distance to Croxley Metropolitan station, local shops and schools. Non allocated parking bays at front of property. No lift. EPC rating D. Unfurnished. Available 11 January 2027.





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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/diner 16'4" x 10'4"

Open plan kitchen/diner

Bedroom 1 11'7" x 10'4"

Bedroom 2 11'6" x 10'6"

Bedroom 3 11'7" x 6'6"

Family shower room 7'8" x 3'8"

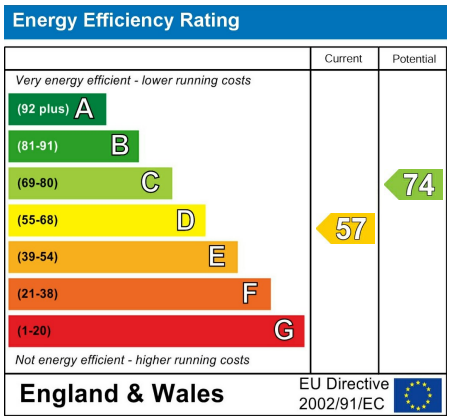


Council Tax Band

Three Rivers DC - Band C - £2162.30 pa approx.

Financials

Referencing - earnings required 30 x the rental pa between the adult tenants - £48k pa.
Holding deposit required - equal to one weeks rental - £369.23
Dilapidation deposit required - equal to five weeks rental (one week already paid to proceed to referencing) payable in advance of Tenancy start date - £1846.15
One months rental payable in advance at Tenancy start date - £1600.00





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