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Windmill Drive
Croxley Green
Rickmansworth
WD3 3FD

To Let

£2,600 PCM

Excellently presented, spacious 4 Bedroom detached house. Located just off the Green, walking distance to the local Schools, shops and amenities. Spacious lounge/diner with french doors leading to a secluded garden, door leading to a ground floor bedroom with en-suite shower room, door leading to fully fitted kitchen with appliances. Stairs leading to 2 double bedrooms with fitted wardrobes, one with dressing area and a third large single bedroom with fitted wardrobes, family bathroom with shower over bath. OFF STREET PARKING FOR 3 CARS. Garage. EPC rating D, Unfurnished. Available immediately.

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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 31.10x11.09
With french doors leading to garden

Kitchen 13x7.1
Fully fitted with appliances

Ground floor bedroom 8'0".4'0" x 6'11".8'11" (12'11"ax)
With en-suite shower room

Bedroom 1 20.05x9.11
With fitted furniture, wash hand basin and dressing area

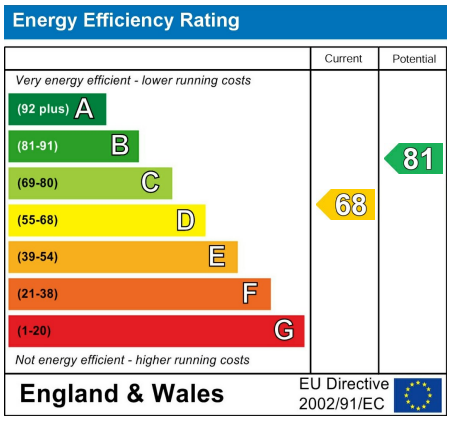
Bedroom 2 11.08x9.08
With fitted wardrobes

Bedroom 3 8.05x8.01
Large single/small double with fitted wardrobes

Family bathroom 7.11x4.05
With shower over bath

Council Tax Band
Three Rivers - Band F - £3513 pa approx.

Financials
Referencing - earnings required 30 x the rental pa. between the adult tenants - £78k
Holding deposit required - equal to one weeks rental - £600.00
Dilapidation deposit required - equal to five weeks rental (one week already paid to proceed to referencing) payable in advance of Tenancy start date - £3000.00
Once months rental payable in advance at Tenancy start date - £2600.00



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