



The Green
Sarratt
Rickmansworth
WD3 6AY

To Let
£1,850 PCM



Character Victorian style cottage. Located on the Green in the heart of the beautiful village. Property comprises of two spacious reception rooms, fully fitted kitchen with appliances and DOWNSTAIRS family bathroom with shower over bath. Stairs leading to two large double bedrooms with wardrobes. Secluded garden with large garage and parking. EPC rating E. Unfurnished. Available mid March



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Sarratt

Sarratt is a delightful hill top village overlooking the Chess Valley with church, local shop, post office, garage, public houses, village green and duck pond. Locally there is an abundance of walks and bridle paths. Chorleywood has a further range of local shops, schools and amenities including the 250 acre Common and nine hole golf course. Rickmansworth caters for more comprehensive shopping requirements to include the food halls of Marks & Spencer and Tesco. The Chiltern and Metropolitan line are available from both Chorleywood and Rickmansworth providing access to Marylebone, Baker Street and the City. The M25 is available at junction 18, providing access to the national motorway network and airports. The area has an excellent selection of schools, both state and private.

Reception 1 12.05x11

with working feature fireplace

Reception 2 14.07x9.11

with feature fireplace

Kitchen 15.05x6.10

Fully fitted with appliances

Family Bathroom 8.04x5.04

with shower over the bath

Bedroom 1 11.08x10.06

With fitted wardrobe

Bedroom 2 15.09x10

With wardrobes

Garage 13' x 25'5

Council Tax Band

Three Rivers BC - Band F - £3177.59 pa aprox.

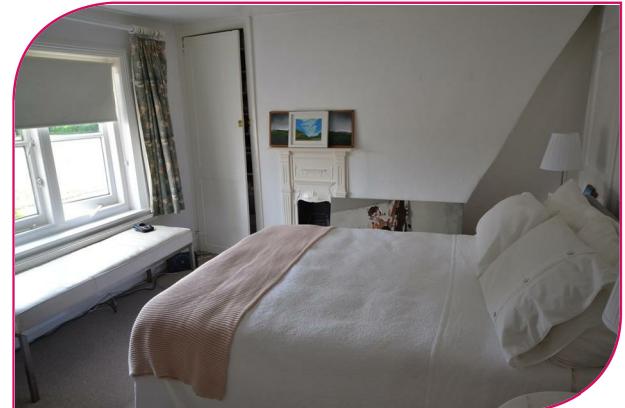
Financials

Referencing - earnings required 30 x the rental pa between the adult tenants - £55,500k pa.

Holding deposit required - equal to one weeks rental - £426.92

Dilapidation deposit required - equal to five weeks rental (one week already paid to proceed to referencing) payable in advance of Tenancy start date - £2134.61

One months rental payable in advance at Tenancy start date - £1850



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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