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Gill Close
Byewaters
Watford
WD18 8WS



To Let
£2,150 PCM

End of terrace family home in quiet cul de sac on the popular Byewaters estate. Hallway leading to Reception room with wooden floor and fireplace, fully fitted kitchen with appliances/breakfast room with double doors to garden, downstairs WC, stairs to a double Bedroom with fitted wardrobes and en suite shower room, 2 further bedrooms one with fitted wardrobes, family bathroom with shower over bath. Garden laid to lawn, single garage with parking in front. Unfurnished. EPC Rating C. Available 22 Jan 2027.





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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.

Reception room 17.7x14.6
With wood flooring

Kitchen/Breakfast room 14.5x9
Fully fitted with door leading to the garden

Downstairs W/C

Bedroom 1 11.10x8.5
With fitted wardrobes and en-suite

En-suite shower room

Bedroom 2 8.9x8
With fitted wardrobes

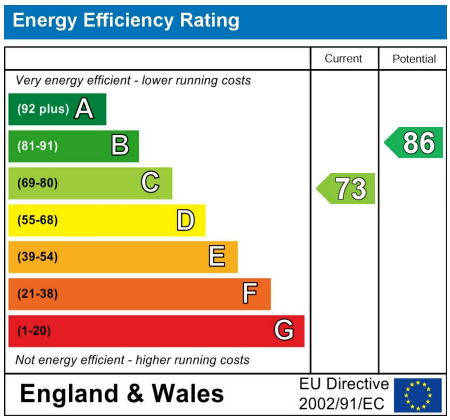
Bedroom 5.9x3.9

Family bathroom
With shower over bath

Council Tax Band
Three Rivers DC- Band E - £2973 pa approx.

Financials
Referencing - earnings required 30 x the rental pa between the adult tenants - £64,500k pa.
Holding deposit required - equal to one weeks rental - £496.15
Dilapidation deposit required - equal to five weeks rental (one week already paid to proceed to referencing) payable in advance of Tenancy start date - £2480.76
One months rental payable in advance at Tenancy start date - £2150







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