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## ***New Road, Croxley Green***

***£1,850 per month***

Lovely 2-bedroom terraced house located in Croxley Green, minutes to Croxley Green station as well as local shops and bus routes. This spacious and well-presented property is in excellent decorative order throughout and comprises; Lounge with bay window, dining room opening to fitted kitchen with appliances, large master bedroom with built-in wardrobes, further bedroom and recently fitted bathroom. Other features include an attractive rear garden with patio area and off-road parking for 1 car. **Available 13th April, unfurnished.**

- Spacious and well-presented 2 bedroom house
- Popular road in Croxley - Minutes to station & shops
- 2 reception rooms
- Attractive rear garden
- Off street parking to front for 1 car
- Available 13th April

## Property Details

### Lounge 3.89m (12'9") x 3.40m (11'2")

Carpeted, bay window to front, radiator.

### Dining Room 3.38m (11'1") x 3.10m (10'2")

Carpeted, understairs storage cupboard, stairs to 1st floor landing, radiator, opens to:

### Kitchen 3.20m (10'6") x 3.02m (9'11")

Range of fitted wall & base units with worksurfaces over, inset stainless steel sink unit with mixer tap & single drainer, 5 ring range with ceramic hob and stainless-steel extractor hood over, freestanding fridge/freezer, washer/dryer, door to rear garden, window to rear, tiled flooring.

### Landing

Carpeted, window to rear, radiator, loft access.

### Bedroom 1 4.27m (14'0") x 3.30m (10'10")

Carpeted, range of built-in wardrobes, window to front, radiator.

### Bedroom 2 3.15m (10'4") x 3.05m (10'0")

Carpeted, window to rear, radiator.

### Bathroom

White suite comprising roll top bath, corner shower cubicle, pedestal wash hand basin, low level w/c, towel radiator, part tiled.

### Garden

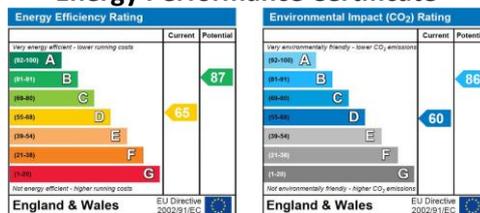
Attractive, enclosed rear garden with lawn, patio area & shed.

### Parking

Off street parking for 1 car.



### Energy Performance Certificate



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend prospective tenants arrange for a qualified person to check all appliances/services before legal commitment.