

Townfield, Rickmansworth, Hertfordshire, WD3 7DD



Monthly Rental Of £2,750 Un-Furnished – Available Immediately 4 Bedroom Terraced House

A SPACIOUS FOUR BEDROOM TERRACED TOWNHOUSE, located in a quiet cul-de-sac, close to both the train station and Rickmansworth Town Centre.

- FOUR BEDROOMS
- KITCHEN/DINING ROOM
- LIVING ROOM
- FOUR PIECE BATHROOM SUITE
- GUEST BATHROOM WITH SHOWER
- PARKING
- GARDEN
- CLOSE TO STATION
- GARAGE

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The entrance hall provides access to a downstairs cloakroom with shower and a fully fitted kitchen/dining room that has a large, walk in larder with dishwasher and fridge-freezer. The property also benefits from an integral garage with Washing Machine and Dryer.

The first floor offers a good-sized living room overlooking the rear and has a large double bedroom overlooking the front. The second floor has a family bathroom with a separate shower, a master bedroom with fitted wardrobes, a further bedroom with wardrobes and a single bedroom.

Externally there is a driveway to the front, with space for two vehicles. To the rear is a private garden, made up for a combination of lawn and patio, with a small wooden shed.

Situated in this sought-after cul-de-sac in a popular location only a 5 minutes' walk from Rickmansworth Town Centre and Metropolitan/Chiltern Line Station. The M25 is accessed via a short drive to Junction 17 or 18. There are leisure facilities for the golfer, equestrians and water sports enthusiast nearby. A good choice of schools and bus routes serve the surrounding area.

- Local Authority: Three Rivers District Council
- Council Tax: Band E Approx. £2544.46 (2023-2024)
- Nearest Station: 0.3 miles Rickmansworth Station – Metropolitan/Chiltern Line
- Length of Tenancy: Minimum 12 months tenancy

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 67 D |
| 39-54 | E | 44 E | |
| 21-38 | F | | |
| 1-20 | G | | |



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TREND & THOMAS – PERMITTED PAYMENTS

Below is a list of permitted payments for Tenants:

Initial Payment Prior to Referencing (payable to Trend & Thomas 'The Agent'):

- Holding Deposit - 1 week's rent

N.B. Holding Deposits are non-refundable should an application be unsuccessful due to incorrect information being provided by the Tenant or withdrawn through no fault of the Landlord

Second Payment Prior to Move in (payable to The Agent):

- The remainder of your first month's rent

If LMG Estates Ltd t/a Trend & Thomas is in receipt of the Holding Deposit, you need to pay the remainder of the first month's rent, as rent is payable in advance. If a Holding Deposit is returned at the request of the Tenant, the full first month's rent will need to be paid at this point

- Five Weeks Security Deposit – This is held until the end of your tenancy and protected with the TDS

During the tenancy (payable to the Agent):

- Payment of up to £50.00 including VAT if you want a variation to the tenancy agreement
- Payment of interest for the late payment of rent at the rate of 3% over base rate
- Payment of any loss suffered by the Landlord plus £50.00 including VAT to cover agents' reasonable costs associated with your early termination of the tenancy

During the tenancy (payable to the provider) if permitted and applicable:

- Utilities – Gas, electricity, water
- Communications – Telephone and broadband
- Installation of Cable/Satellite
- Subscription to cable/satellite supplier
- Television licence
- Council Tax

Other permitted Payments

- Payment Per key/security device in the event that any property keys are lost by the Tenant and need replacement – Amounts dependent on individual key/security device required and will be confirmed inclusive of VAT on a case-by-case basis

Tenant Protection

LMG Estates Limited t/a Trend & Thomas is a member of safeagent (previously the National Approved Lettings Scheme), which is a client money protection scheme, and a member of the TPO (The Property Ombudsman), which is a redress scheme. You can find out more details on the agent's website or by contacting them directly.

Please note that lettings agents are required by law to publish on their website's information for potential tenants about relevant fees, redress schemes and client money protection schemes (including the names of those schemes). Relevant fees must also be published on third party websites, such as Rightmove, Zoopla, etc. For properties to rent in England, details of the agent's membership of any redress scheme and client money protection scheme must also be published with their fees on Rightmove Zoopla, etc. It is the agent's responsibility to ensure that all relevant information is provided to Rightmove Zoopla, etc. and is up to date and accurate. If the relevant information does not appear here, the agent may have included it within the property description.

