



{ HARPENDEN ROAD ST. ALBANS AL3
£4,300 PER MONTH AVAILABLE NOW

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Harpenden Road St. Albans AL3

£4,300 Per Month
Unfurnished

 4 Bedrooms
 3 Bathrooms
 3 Receptions

Features

- Four Double Bedrooms, - Large Kitchen/Diner, - Conservatory, - Lounge, - Study, - Utility Room, - Downstairs Cloakroom, - Family Bathroom, - Two Ensuites, - Walk in Wardrobe, - Off Street Parking, - Rear Garden, - Council tax band G, - Deposit: £4,038.46

Council Tax

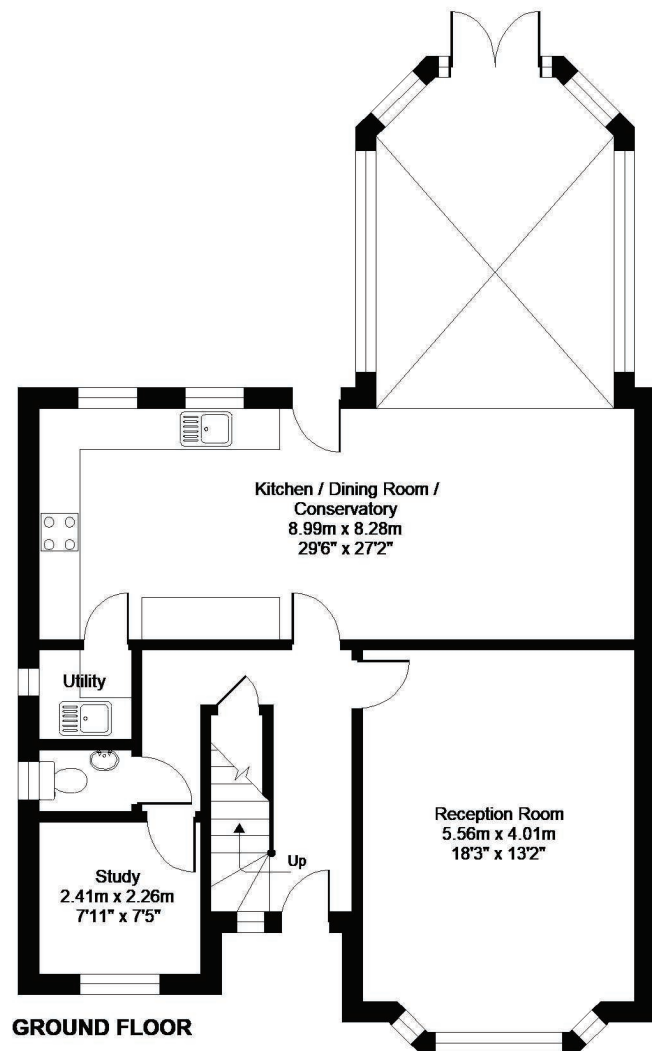
Council Tax Band G

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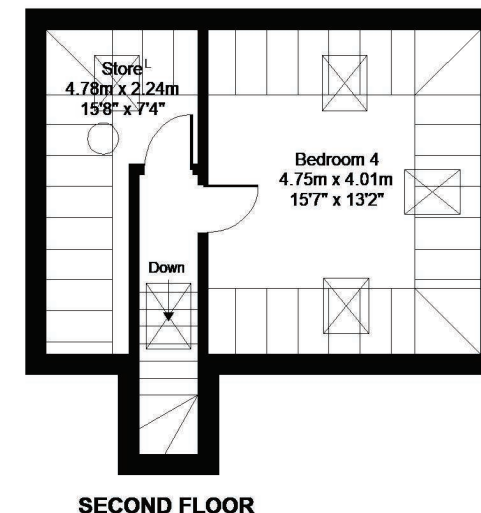
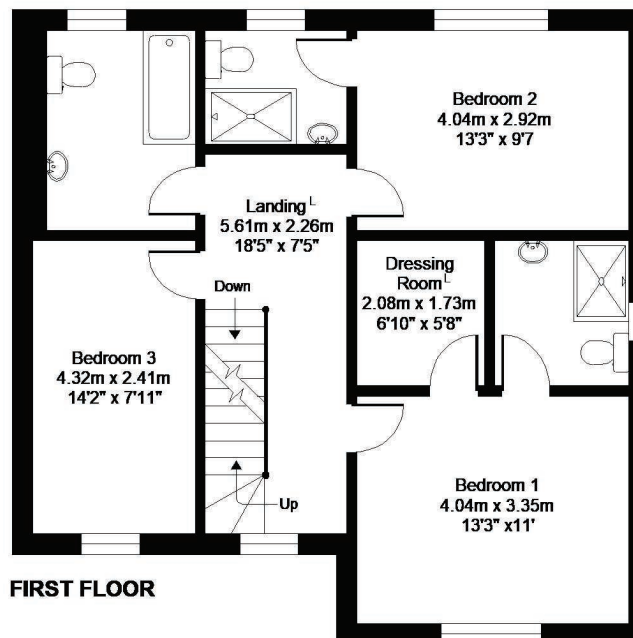
The Property

This wonderful family home offers bright and spacious accommodation arranged over three floors. To the ground floor there is a large reception room as well as a study and a cloakroom. The fully equipped kitchen/diner opens onto the conservatory which leads onto the landscaped rear garden. To the first floor is the primary bedroom with dressing room and en-suite. Bedroom two also has an en-suite and there is a further double bedroom and family bathroom to this floor. To the second floor is the fourth double bedroom. The property also benefits from off street parking.





Denotes restricted head height



Harpenden Road, St. Albans, AL3

APPROX. GROSS INTERNAL FLOOR AREA 1891 SQ FT 175.6 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

