



**CHURCHFIELD HARPENDEN AL5**  
*£2,750 PER MONTH AVAILABLE 03/06/2024*



**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

## Churchfield Harpenden AL5

**£2,750 Per Month**  
**Unfurnished**

 **3 Bedrooms**  
 **2 Bathrooms**  
 **1 Reception**

### Features

- Refurbished, - Three Bedrooms, -  
Semi-Detached, - Off Street Parking, -  
Garage, - Garden, - Unfurnished, -  
Available June 2024, - Tenancy Deposit  
£3,346 (5 Weeks Rent), - Council Tax  
Band E

### Council Tax

Council Tax Band E

### Hamptons

38 High Street  
Harpenden, AL5 2SX  
01582 742998  
harpendenlettings@hamptons.co.uk  
www.hamptons.co.uk

### The Property

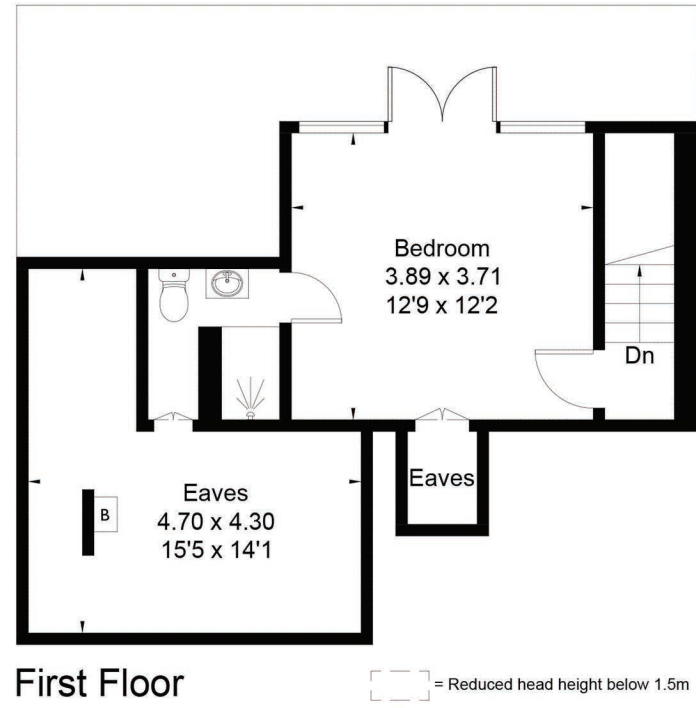
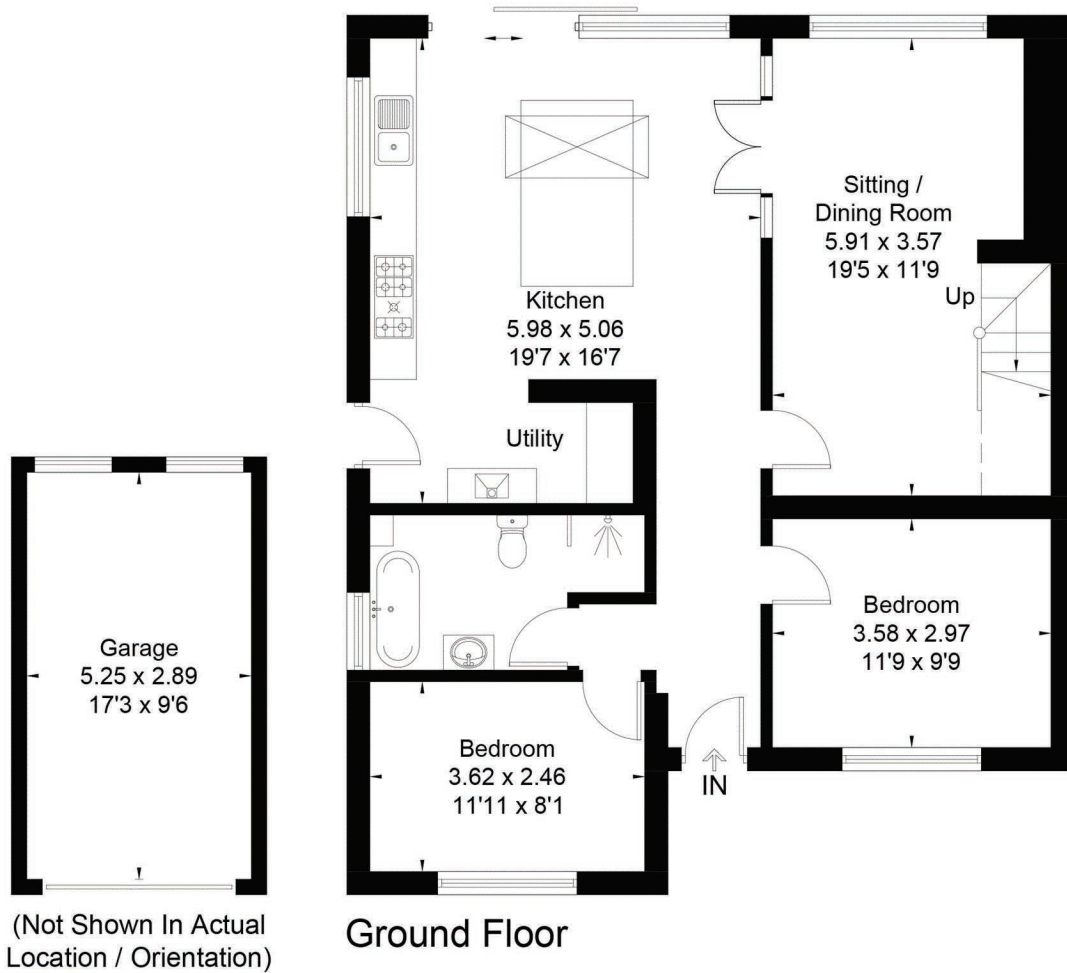
This fantastic home has been thoughtfully refurbished to an excellent standard. On the ground floor there is a stunning kitchen with log burner & sliding doors opening on to the garden creating a wonderful entertaining space with an abundance of natural light. There is a range gas cooker, an American style fridge freezer, dishwasher and separate washer & dryer. Double doors lead through to the living room with dining area. There are also two double bedrooms on the ground floor and a beautiful family bathroom with impressive rainfall shower. Upstairs the principal bedroom has an en suite shower room and plenty of useful storage in the eaves. Further benefits include separate garage, off street parking for several cars and a lovely garden which is mainly laid to lawn with a patio area. Available at the start of June on an unfurnished basis.

### Location

Churchfield is in a popular location within easy reach of the many amenities in Southdown and close to a good choice of local schools. Harpenden mainline station is less than a mile away..



Approximate Floor Area = 123.5 sq m / 1329 sq ft (Including Eaves)  
 Garage = 15.2 sq m / 164 sq ft  
 Total = 138.7 sq m / 1493 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #66888

**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.

Energy Efficiency Rating		Current	Potential
Band A	92-100		
Band B	81-91		83
Band C	69-80		
Band D	55-68	60	
Band E	39-54		
Band F	21-38		
Band G	1-20		

England & Wales EU Directive 2002/91/EC

