



AMENBURY LANE HARPENDEN AL5
£3,250 PER MONTH AVAILABLE 18/05/2024

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Amenbury Lane Harpenden AL5

£3,250 Per Month
Unfurnished

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

Features

- Detached, - Gated Driveway, - Three Bedrooms, - Garage, - New Bathrooms, - New Kitchen Units, - Central Location, - Available mid-May, - Unfurnished, - Council Tax Band G, - Tenancy Deposit £3,750.00

Council Tax

Council tax band not specified

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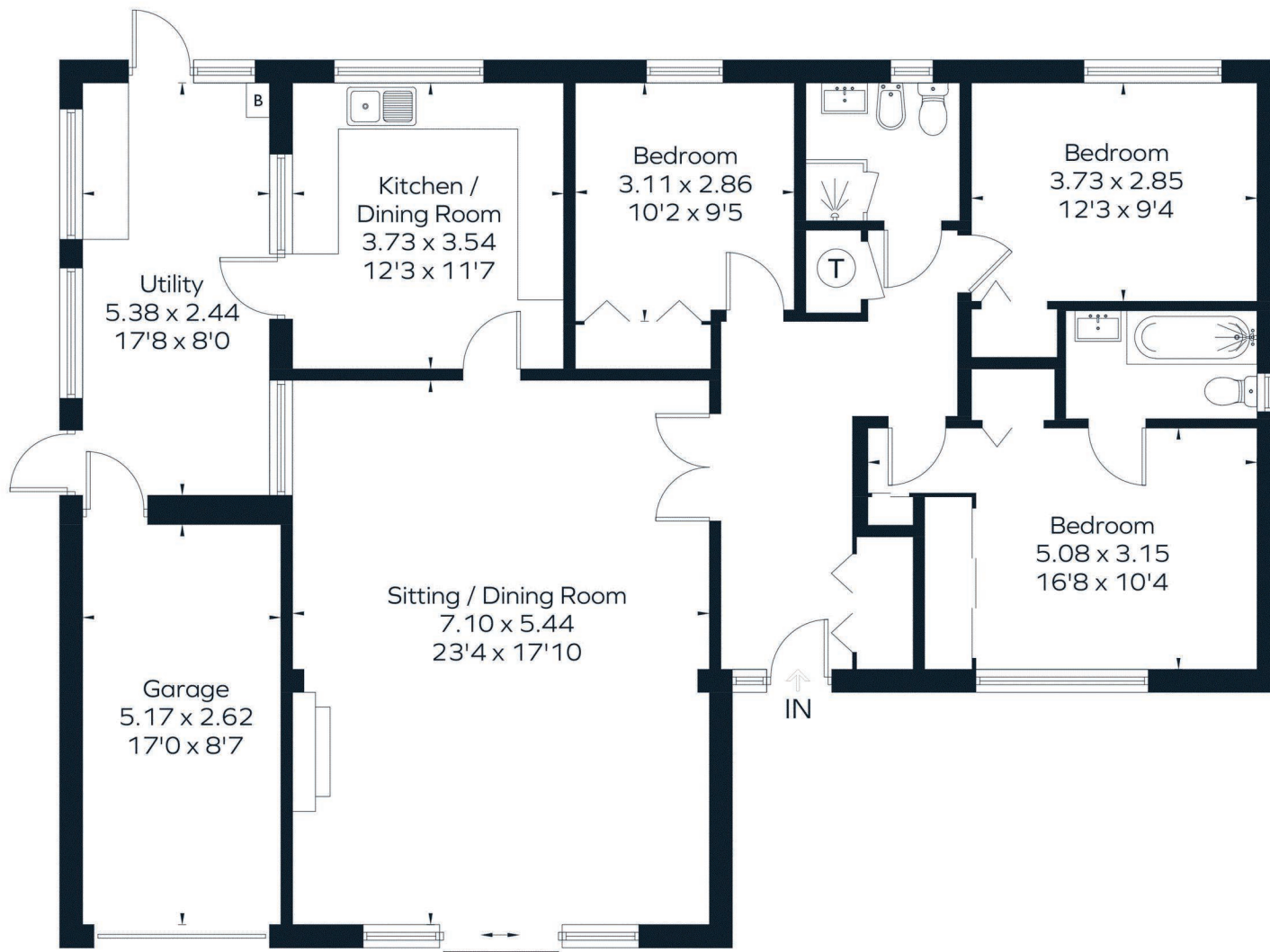
38 High Street
Harpenden, AL5 2SX
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The Property

A delightful three bedroom detached bungalow in the heart of central Harpenden. The accommodation comprises an impressive living/dining room, a newly fitted kitchen units with large separate utility room. There are two good-sized double bedrooms (one with a new en suite bathroom) and a further single third bedroom and a new shower room. The property has a gated driveway with ample off street parking and an attached garage. There is also a car port and a secluded rear garden mainly laid to lawn with a paved area for dining. Located in central Harpenden and within easy reach of the train station. Council Tax Band G | Tenancy Deposit £3,750.00



Approximate Area = 144.9 sq m / 1560 sq ft
(Including Garage)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 307474

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
100-92	A		
91-82	B		
81-65	C		
64-55	D		
54-45	E	52	
44-35	F		
34-20	G		
			79

For more information visit www.gov.uk/guidance/energy-efficiency-ratings

England & Wales EU Directive 2002/91/EC



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