



{ WOOD END HILL HARPENDEN AL5
£3,000 PER MONTH AVAILABLE NOW

Hamptons
THE HOME EXPERTS

{THE PARTICULARS}

Wood End Hill Harpenden AL5

£3,000 Per Month
Unfurnished

-  3 Bedrooms
-  1 Bathroom
-  2 Receptions

Features

- 3 Bedrooms, - 2 Reception Rooms, - Detached, - Newly Decorated, - Off Street Parking, - Garage, - Mature Garden, - SIX MONTH RENTAL, - Available start of January 2026, - Tenancy Deposit £3,461

Council Tax

Council Tax Band F

Hamptons
38 High Street
Harpenden, AL5 2SX
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The Property

Available from the start of January 2025 for a six month rental is this attractive three bedroom detached family home, situated in a sought-after location near Wood End School. This fantastic property has been newly decorated throughout. The well-proportioned living space is spread across two floors. On the ground floor there is a modern kitchen with a separate utility area, a double reception room overlooking the rear garden in addition to a garden room. There is a further reception room with direct access to the garage and a downstairs cloakroom. Upstairs, you'll find three generously sized bedrooms and a family bathroom. Further selling points include off street parking and an attractive mature rear garden. Available unfurnished from the start of January 2026. Five week tenancy deposit £3,461 (at the asking price).

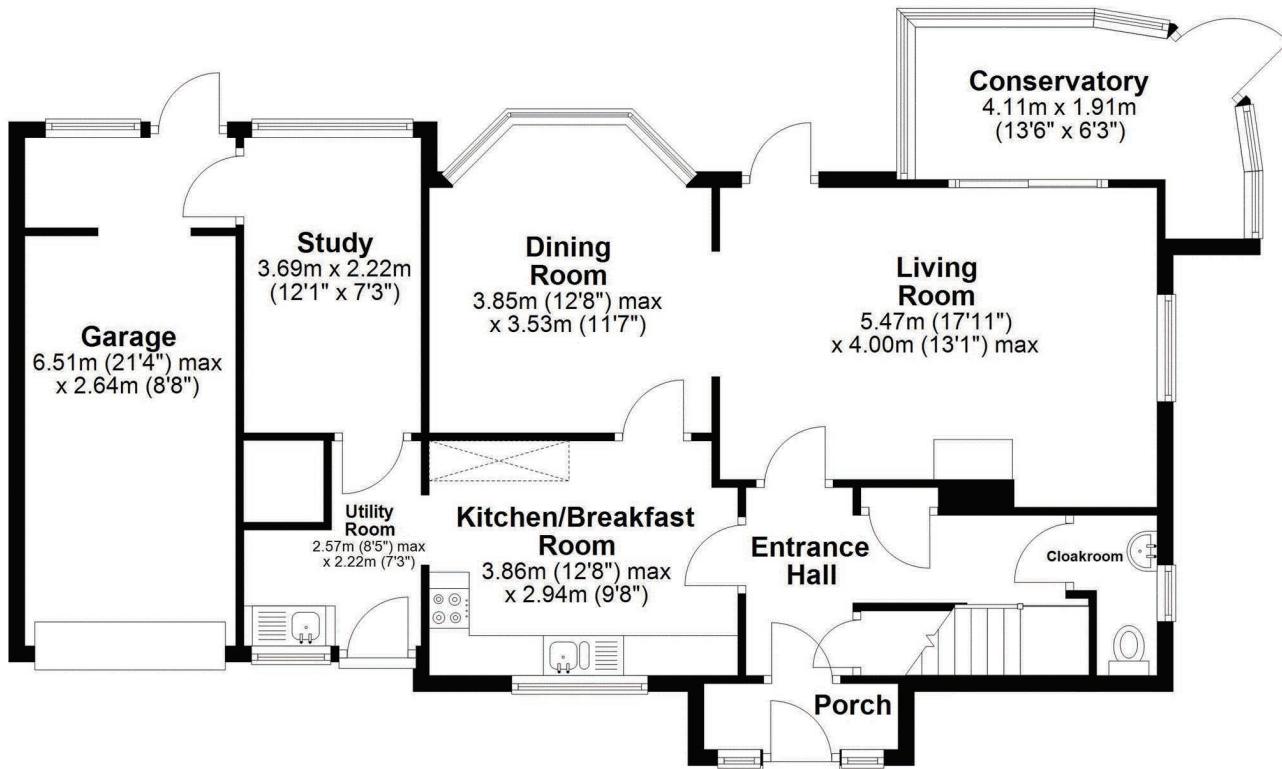
Location

Wood End Hill is a prime residential setting located on the north side of Harpenden. The property is conveniently positioned with easy reach of the excellent Roundwood Park and Wood End Schools. Harpenden offers a vibrant High Street with a good selection of shops, restaurants and bars. There are several golf courses, a sports centre with swimming pool, a state-of-the-art theatre and superb green open spaces of Rothamsted Park. Harpenden also benefits from a fast rail service to London St Pancras International (c.26 minutes).



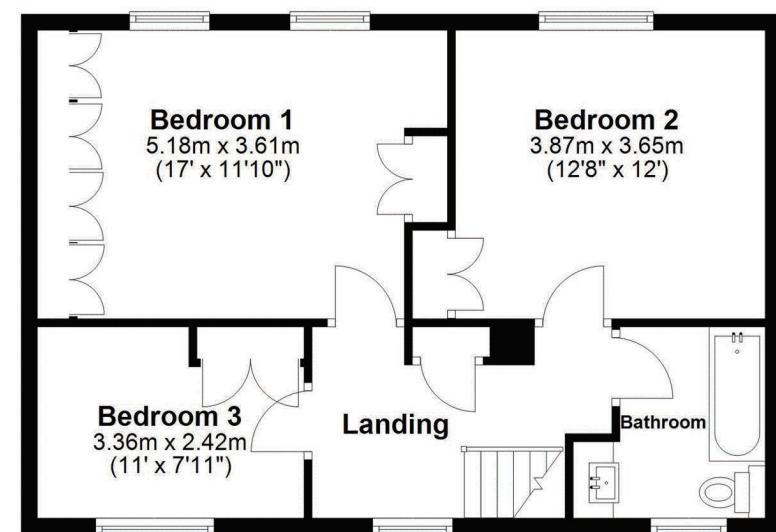
Ground Floor

Approx. 98.7 sq. metres (1062.0 sq. feet)



First Floor

Approx. 56.0 sq. metres (603.2 sq. feet)



Total area: approx. 154.7 sq. metres (1665.2 sq. feet)

Sketch layout only. This plan is not drawn to scale and is for identification purposes only.
Plan produced using PlanUp.

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.

