



**PARK RISE HARPENDEN AL5**  
*£3,750 PER MONTH AVAILABLE 31/08/2024*




**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

## Park Rise Harpenden AL5

**£3,750 Per Month**  
**Unfurnished**

 **4 Bedrooms**  
 **2 Bathrooms**  
 **3 Receptions**

### Features

- Four bedrooms, - Principal En Suite, - Modern Fitted kitchen, - Second Reception Room, - Off Street Parking, - Garden, - Available 31st August 2024, - Council Tax Band G, - Tenancy Deposit £4,326.92

### Council Tax

Council Tax Band G

### Hamptons

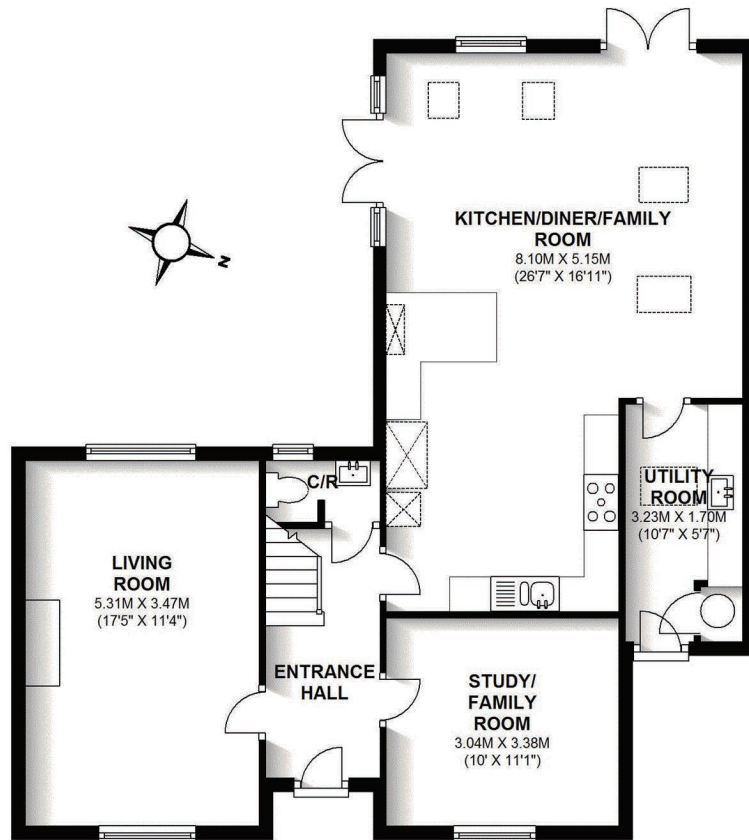
38 High Street  
Harpenden, AL5 2SX  
01582 742998  
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www.hamptons.co.uk

### The Property

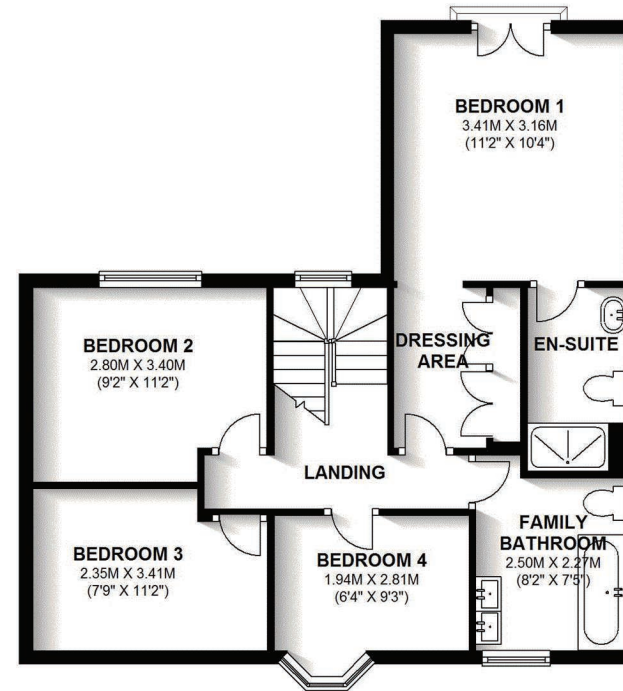
FABULOUS FOUR BEDROOM HOME available to let at Park Rise, Harpenden with off street parking and partially paved garden with the rest laid to lawn. Accommodation comprises four bedrooms, principal en suite, family bathroom, bright and light kitchen/family room, utility room, downstairs WC, lounge and snug/playroom. Ideally located within short walking distance to highly regarded schooling in the area. Harpenden High Street and the mainline railway station servicing London St Pancras station in under 30 minutes are also within easy reach. The property comes available on 31st August 2024.



**GROUND FLOOR**  
APPROX. 79.9 SQ. METRES (860.1 SQ. FEET)



**FIRST FLOOR**  
APPROX. 60.1 SQ. METRES (646.5 SQ. FEET)



**TOTAL AREA: APPROX. 140.0 SQ. METRES (1506.6 SQ. FEET)**

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

**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.

