



**HIGHFIELD LANE TYTTENHANGER AL4**  
*£2,250 PER MONTH AVAILABLE 06/03/2024*




**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

Highfield Lane Tyttenhanger AL4

**£2,250 Per Month**  
**Unfurnished**

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

## Features

- 3 Bedrooms, - 2 Bathrooms, - Allocated Parking, - Communal Garden, - 1200 square foot!, - Available Early March

## Council Tax

Council Tax Band E

## Hamptons

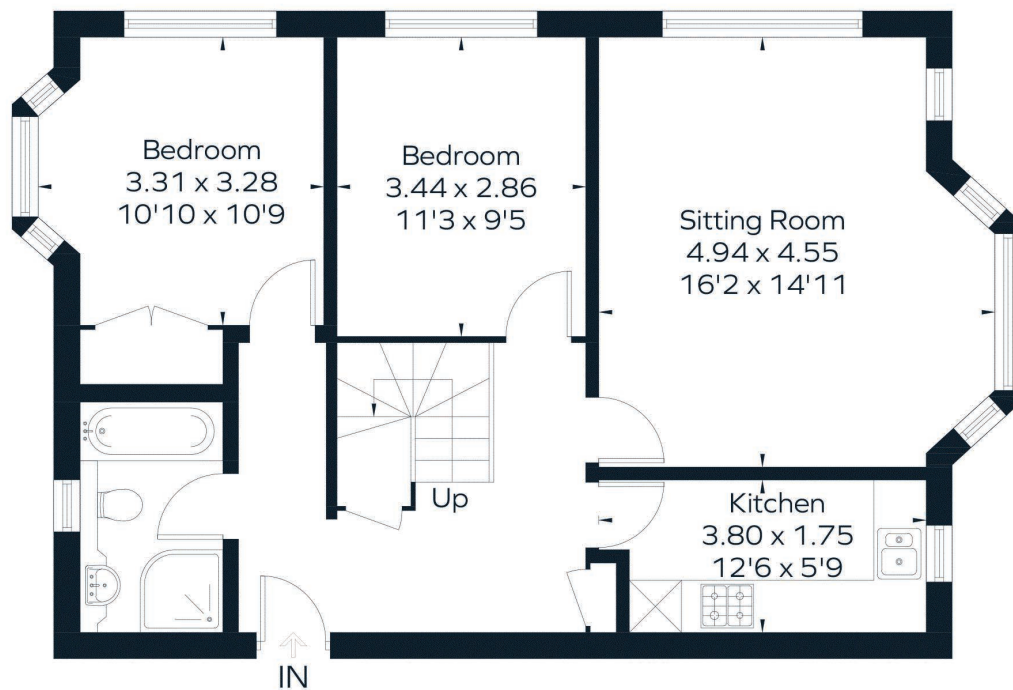
2 High Street  
St Albans, AL3 4EL  
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www.hamptons.co.uk

# { A SPACIOUS AND WELL MAINTAINED 3 BEDROOM DUPLEX!

## The Property

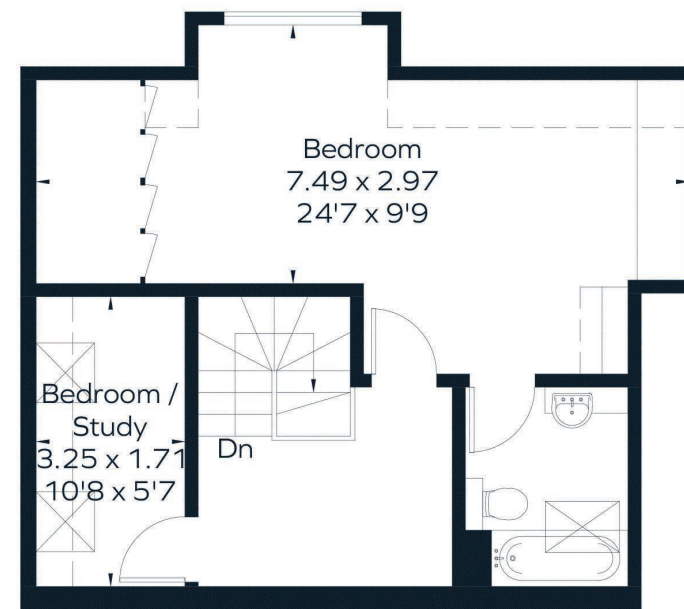
This grand and well maintained 3-bedroom duplex offers a perfect blend of style and comfort over a large space. The ground floor offers 2 bedrooms, living room, kitchen and bathroom. Upstairs you will find the main bedroom with en suite, along with an additional bedroom/ study. The property also boasts scenic views, communal gardens and gated allocated parking. Deposit equivalent to 5 weeks rent.





Ground Floor

= Reduced head height below 1.5m



First Floor



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 #63706

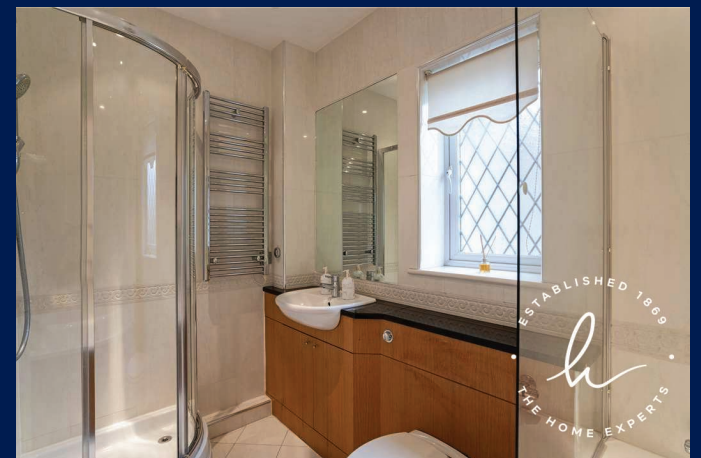
**For Clarification**

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

EPC Pending



ESTABLISHED 1969  
lh  
THE HOME EXPERTS