



**BLENHEIM ROAD ST. ALBANS AL1**  
*£4,250 PER MONTH AVAILABLE 10/10/2024*

**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

**Blenheim Road St. Albans AL1**

**£4,250 Per Month  
Unfurnished**

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

## Features

- Detached, - Driveway, - Garage, - Four Bedrooms, - Period Features, - Two Reception Rooms, - Conservatory, - Garden, - Family Bathroom, - Unfurnished, - Available October

## Council Tax

Council Tax Band G

## Hamptons

2 High Street  
St Albans, AL3 4EL  
01727 890 780  
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www.hamptons.co.uk

# { BEAUTIFUL DETACHED FOUR BEDROOM FAMILY HOME.

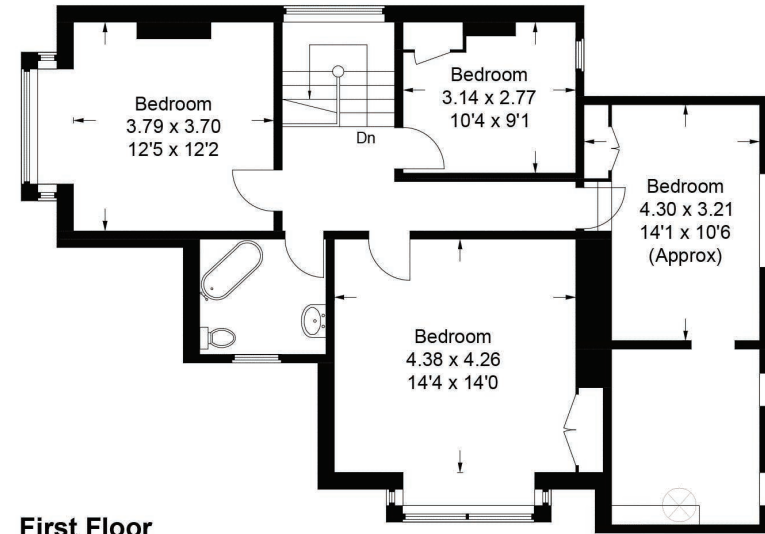
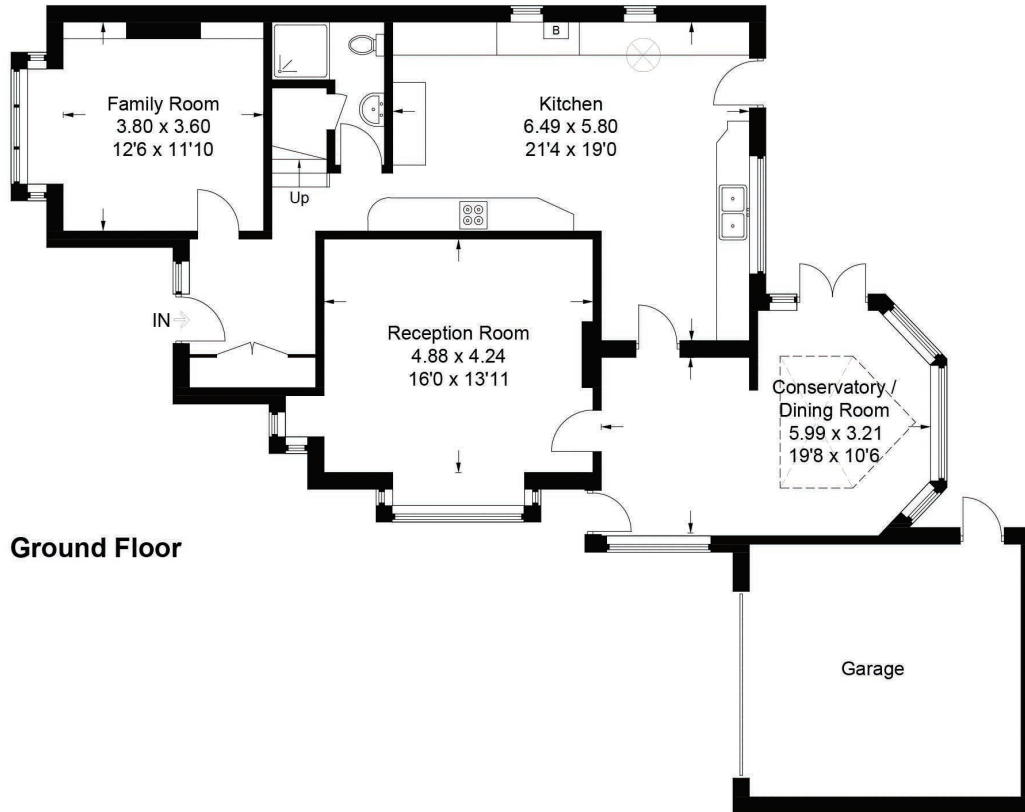
## The Property

A beautiful period detached family home offering spacious, bright and airy accommodation arranged over two floors. To the ground floor there are two reception rooms, a stylish fitted kitchen with island, a downstairs shower room and a conservatory opening onto an attractive rear garden. To the first floor there are four bedrooms and a family bathroom. The driveway to the front has parking for several cars in addition to the garage. Offered unfurnished and available in October.



# Blenheim Road

Approximate Gross Internal Area  
 Ground Floor = 108.3 sq m / 1,166 sq ft  
 First Floor = 87.4 sq m / 941 sq ft  
 Total = 195.7 sq m / 2,107 sq ft  
 (Excluding Garage)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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### 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
Very energy efficient - lower running costs	A		
	B		
	C		73
	D		
	E	51	
	F		
Not energy efficient - higher running costs	G		

England & Wales EU Directive 2002/91/EC

