



{ CLIFTON STREET ST. ALBANS AL1  
£3,000 PER MONTH AVAILABLE 13/10/2025

Hamptons  
THE HOME EXPERTS



# { THE PARTICULARS

Clifton Street St. Albans AL1

£3,000 Per Month  
Unfurnished

 3 Bedrooms  
 1 Bathroom  
 1 Reception

## Features

- Three Bedrooms, - Loft Room, - Two  
Receptions, - Kitchen, - Family Bathroom, -  
South Facing Rear Garden, - On Street  
Parking, - Available October

## Council Tax

Council Tax Band E

Hamptons  
2 High Street  
St Albans, AL3 4EL  
01727 890 780  
[stalbandslettings@hamptons.co.uk](mailto:stalbandslettings@hamptons.co.uk)  
[www.hamptons.co.uk](http://www.hamptons.co.uk)

## The Property

This lovely family home boasts a wealth of character and offers well presented accommodation arranged over three floors. To the ground floor, there are two reception rooms and a kitchen diner. The kitchen is fully equipped and has underfloor heating with bi-folding doors opening onto the South facing rear garden. To the first floor there are three double bedrooms and the family bathroom. There is a further loft room on the top floor.


## Location

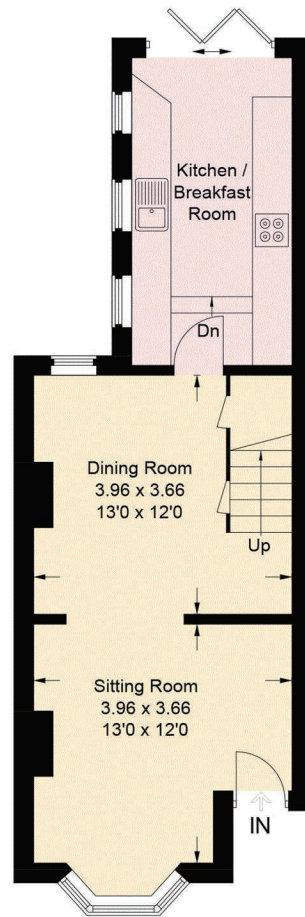
Situated on a sought after quiet cul-de-sac in the heart of St Albans close to the Thameslink Station and a number of well regarded schools.



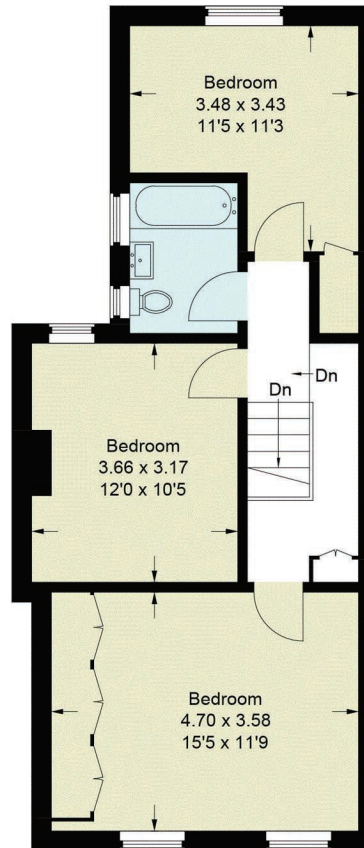
Approximate Gross Internal Area  
 Ground Floor = 41.1 sq m / 442 sq ft  
 First Floor = 53.1 sq m / 571 sq ft  
 Second Floor = 18.4 sq m / 198 sq ft  
 Total = 112.6 sq m / 1,211 sq ft



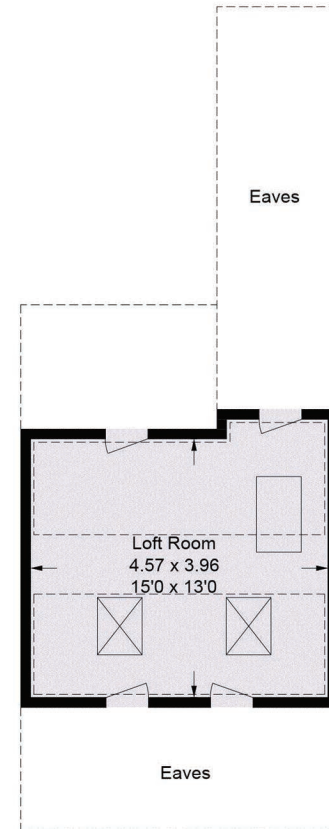
 = Reduced headroom below 1.5m / 5'0"



**Ground Floor**



**First Floor**



**Second Floor**

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.

© CJ Property Marketing Ltd Produced for Hamptons

#### 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.

