



{ HICKS ROAD ST. ALBANS AL3
£6,000 PER MONTH AVAILABLE 07/09/2026

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Hicks Road St. Albans AL3

£6,000 Per Month
Furnished

 5 Bedrooms
 5 Bathrooms
 3 Receptions

Features

- Five Bedrooms, - Five En Suite Bathrooms, - Three Reception Rooms, - Kitchen, - Detached Two Bedroom Annexe, - Gated, - Off Street Parking, - Garage, - Tennis Court, - Available Immediately, - Available Furnished or Unfurnished, - Tenancy Deposit £8,307.69 (Six Weeks Rent)

Council Tax

Council Tax Band G

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

The Property

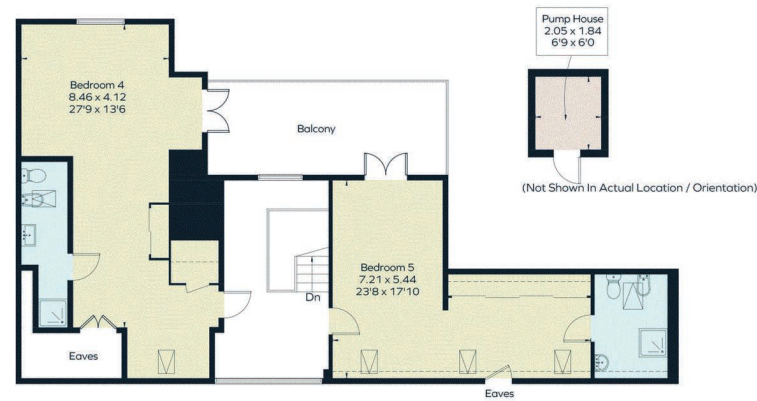
Designed for modern family living the property combines scale, flexibility and privacy in equal measure. The property is set within private grounds of approximately one acre including a tennis court. At the heart of the home is a welcoming reception hall, from which the principal living spaces flow. These include a formal sitting room, a separate dining room ideal for entertaining, and an additional TV or family room (snug). The kitchen is thoughtfully designed with excellent workspace and is complemented by an adjoining utility room, ensuring practicality sits alongside style. The bedroom accommodation is notably generous. The main house offers five well proportioned bedrooms, arranged across both floors to allow for flexibility of use. Each bedroom features an en suite bathroom making the layout well suited to family living. A first floor terrace offers far reaching views across the countryside. A further selling point is air conditioning to some of the rooms. Set apart from the main house, the annexe provides excellent independent accommodation ideal for guests, extended family or staff with two bedrooms (one en suite). There is also a gym, hot tub and sauna.

Location

Lotus Lodge is situated along Hicks Road on the edge of the village of Markyate with easy access to Junction 9 of the M1.



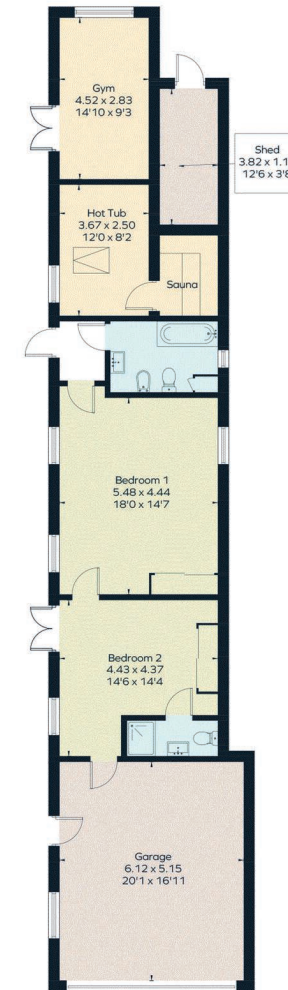
Approximate Floor Area = 351.1 sq m / 3779 sq ft
 Annexe = 112.3 sq m / 1209 sq ft
 Outbuilding = 3.8 sq m / 41 sq ft
 Total = 467.2 sq m / 5029 sq ft



First Floor



Ground Floor



Annexe

(Not Shown In Actual Location / Orientation)



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 #107671

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.

