



BENINGFIELD DRIVE LONDON COLNEY AL2
£2,250 PER MONTH AVAILABLE 31/07/2026




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Beningfield Drive London Colney
AL2

£2,250 Per Month
Unfurnished

 3 Bedrooms
 2 Bathrooms
 1 Reception

Features

- Three Bedrooms, - Two Bathrooms, -
Reception Room, - Fully Equipped
Kitchen/Diner, - Off Street Parking, - Rear
Garden, - Available July

Council Tax

Council Tax Band E

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

The Property

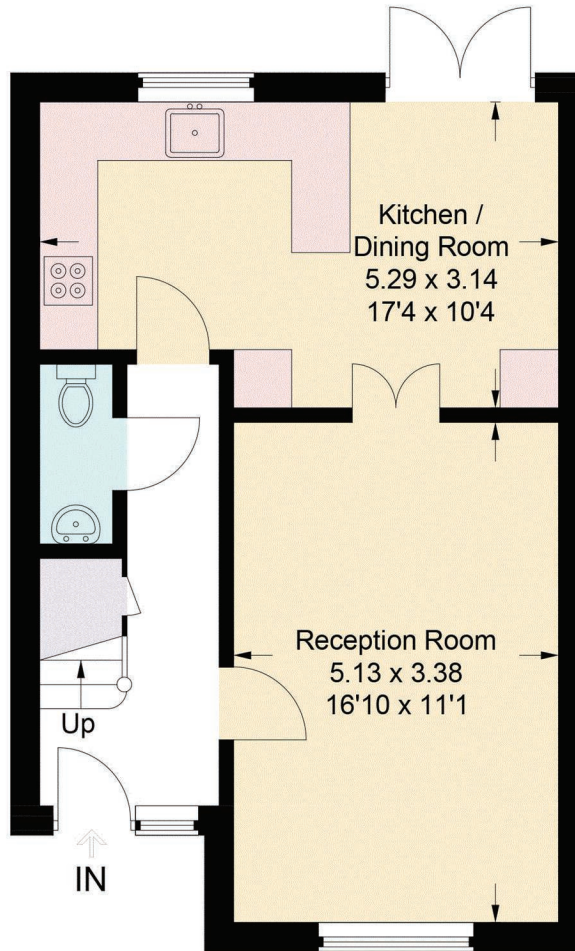
This lovely home has been well kept by the current owners and offers an ideal rental opportunity for a young family or professional couple. To the ground floor is a reception room and separate fully equipped kitchen/diner with doors leading onto the well manicured, low maintenance rear garden. There is also a downstairs W.C. To the first floor there are two double bedrooms both with built in wardrobes and one with an en-suite shower room. There is a further smaller room ideal for a nursery or study as well as the family bathroom.

Outside

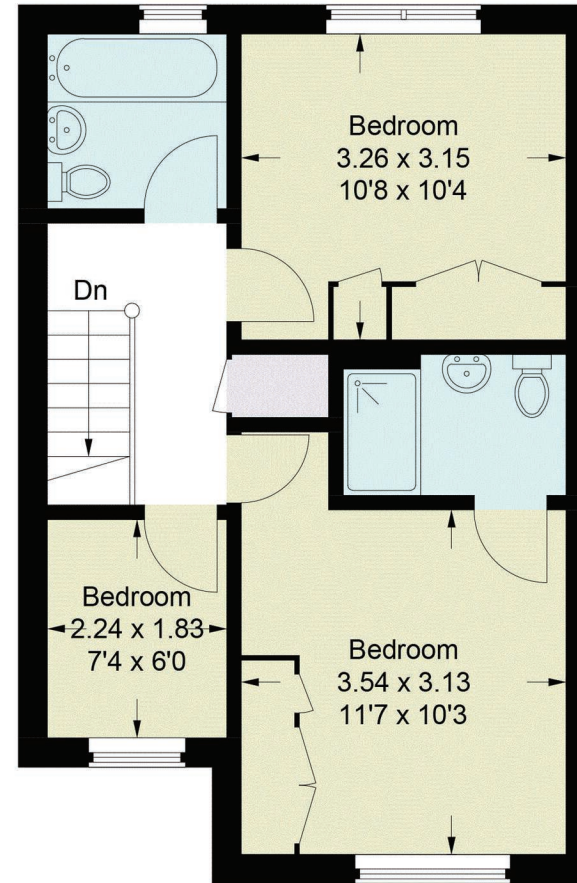
To the front of the property there are two off street parking spaces with an additional space across the road. To the rear is a well manicured low maintenance garden with a patio area and lawn.



Approximate Gross Internal Area
 Ground Floor = 43.2 sq m / 465 sq ft
 First Floor = 42.8 sq m / 461 sq ft
 Total = 86 sq m / 926 sq ft



Ground Floor



First 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.

Energy Efficiency Rating		Current	Potential
Band A	92-100		97
Band B	81-91		
Band C	69-80		
Band D	55-68	70	
Band E	39-54		
Band F	21-38		
Band G	1-20		

EU Directive 2002/91/EC
 England & Wales

