



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Kingcroft Road, Harpenden, AL5 1EJ
£3,450 Per Month

AVAILABLE FROM mid-January 2025 is this four bedroom stylish family home which has been lovingly refurbished by the current owners into a stunning open plan property along with a low maintenance contemporary garden.

Upon entering the property, you are greeted by a large entrance hallway, door leading into a magnificent open plan area allowing light to flood through from the bay window to the front and bi-fold doors to the rear, all with an impeccable finish. On this floor there is also access into the garage.

Upstairs the first floor comprises three good sized bedrooms and a family four piece bathroom suite. The second floor enjoys the master bedroom with storage in the eaves and an en-suite shower room. To the front there is an EV charging point. The rear garden is low maintenance with a mixture of patio and artificial grass making this an ideal place to relax.

Kingcroft Road is a quiet cul-de-sac close to well-regarded local schools, making this an ideal family home. There is a wide variety of shops, restaurants, and coffee shops in close proximity plus Harpenden town centre and the mainline station are within walking distance.

Council Tax Band: E
EPC Rating: D
Holding Deposit £796.15
Security Deposit £3,980.77

TENANT GUIDELINES:

If you would like to rent this property we require our reservation form, ID, holding deposit form and one weeks rent as a holding deposit, which will contribute to your first month's rent. If you require further information, please call the lettings team or visit our website bradfordandhowley.com



IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans, and measurements, these are not guaranteed, and they do not form part of any contract or tenancy. We have not tested any of the services, equipment, or fittings. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase or tenancy and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase or tenancy. You may download, store, and use the material for your personal use. You may not republish the material in any format without the consent of Bradford & Howley.

Looking to Sell or Let
your current home?



Scan me to request your **FREE**
Instant Online Valuation!

Fresh
FINANCIAL



Sign up for **FREE** mortgage monitoring today, giving you peace of mind you are on the right deal, every month.

We will compare your mortgage against thousands of deals and send you a monthly report.

Please note that mortgage monitoring does not constitute mortgage advice.

BRADFORD & HOWLEY
 HARPENDEN | MARSHALSWICK | ST ALBANS

f @bradfordandhowley
@ @bradfordandhowley
in @bradford-howley
@ @bradfordhowley4660

01582 769966
harpenden@bradfordandhowley.com
42 High Street, Harpenden, Herts, AL5 2SX

bradfordandhowley.com