



## Roland Street, St. Albans, AL1 5HS

Available 19th July 2023

This stylish four bedroom semi-detached home is located in a popular family friendly area close to well-regarded schooling within easy reach of the mainline station and an excellent selection of day to day amenities are close by on Hatfield Road.

The property enjoys a wonderful open plan kitchen / diner / family room which open directly onto a well-tended garden. There is a separate bay fronted living room and on the upper floors there are four bedrooms, family bathroom and an en-suite shower room.

To the front of the property there is a driveway providing parking and at the rear there is a useful workshop and garden room.



## ACCOMMODATION

Entrance

Entrance Hall

Cloakroom

Living Room

Kitchen / Dining Room

Family Room

## FIRST FLOOR

Landing

Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

## SECOND FLOOR

Landing

Bedroom One

En-Suite Shower Room

## EXTERIOR

Driveway

Rear Garden

Workshop

Garden Room



## PROPERTY INFORMATION

Council Tax Band: D

Holding Deposit: £669.23

Security Deposit: £3,346.15

## 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 01727 898155 or visit our website [bradfordandhowley.com](http://bradfordandhowley.com)

## Viewing Information

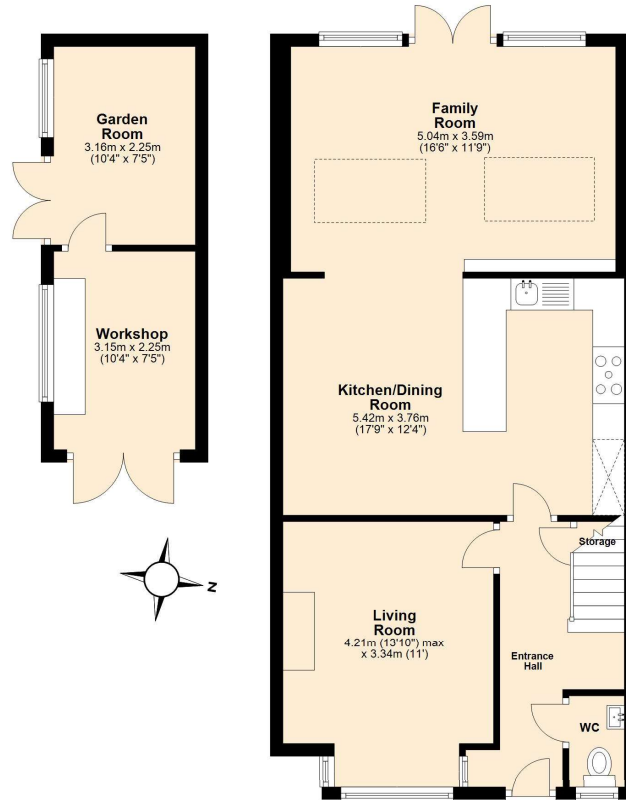
BY APPOINTMENT ONLY WITH BRADFORD & HOWLEY, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

## Environmental Impact Rating

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

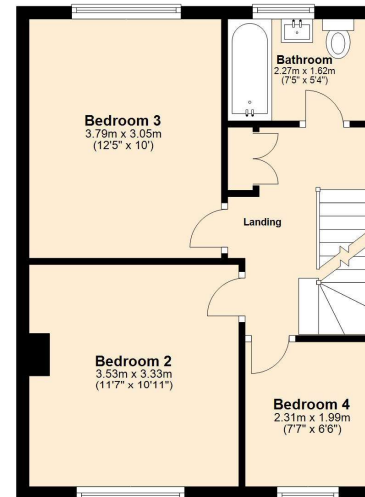
## Ground Floor

Approx. 63.2 sq. metres (680.0 sq. feet)



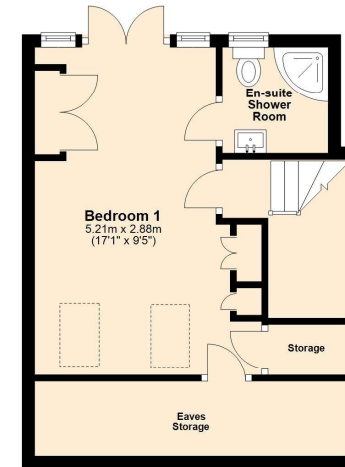
## First Floor

Approx. 40.2 sq. metres (433.1 sq. feet)



## Second Floor

Approx. 31.9 sq. metres (343.4 sq. feet)



**Total area: approx. 135.3 sq. metres (1456.5 sq. feet)**

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide. Garden buildings and eaves storage not included in total floor area. Plan produced using PlanUp.

**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. We have not tested any of the services, equipment or fittings. No persons 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 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 price. You may download, store and use the material for your own personal use. You may not republish the material in any format without the consent of Bradford & Howley.

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8 Chequer Street  
St Albans  
Herts  
AL1 3XZ  
[stalbens@bradfordandhowley.com](mailto:stalbens@bradfordandhowley.com)

**Call us on**  
**01727 898150**

