



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

Down Edge, Redbourn, AL3 7JP
£1,995 Per Month

AVAILABLE End of May / Early June 2025

Located in a residential cul-de-sac in the heart of Redbourn village is this deceptively spacious three bedroom home providing well planned accommodation arranged over two floors.

A particular highlight of this home is the spacious, bright and airy living room with part-vaulted ceiling and doors opening onto the south facing rear garden. In addition to this there is a modern kitchen breakfast room, a cosy study, perfect for those working from home and on the first floor there are three bedrooms and a family bathroom.

The property also enjoys some convenient modern touches such as a ground floor cloakroom and a garage for storage and for those that need parking, there is a driveway to the front.

Redbourn village centre is within walking distance as are the wonderful open spaces of Redbourn Common. Both St Albans and Harpenden are easily accessible by road, and both these enjoy direct access into central London via fast trains. The major motorway network is easily accessible via Junction 9 on the M1 as is Luton Airport.

Council Tax Band: D

EPC Rating: C

Holding Deposit: £460.38

Security Deposit: £2,301.90

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



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