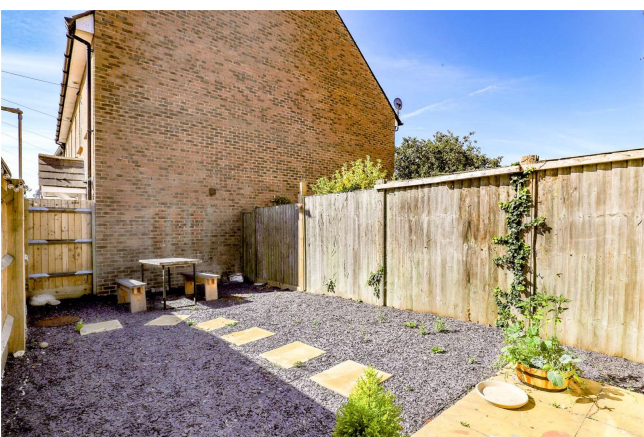




**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Hatfield Road, St. Albans, AL1 4JD

£1,950 PCM

Hatfield Road, St. Albans, AL1 4JD

AVAILABLE FROM 6th FEBRUARY 2024

This three bedroom end of terrace property is ideally located within walking distance of the mainline station, city centre and well regarded local schooling. There is also a good selection of day to day amenities on Hatfield Road and the open green spaces of Clarence Park a short stroll away.

On the ground floor there is an entrance hall, cloakroom, kitchen to the front and a living room opening onto the rear garden. On the first floor there are two bedrooms and a bathroom and on the second floor, a further bedroom with an en-suite shower room.

At the rear of the property there is an easy to maintain garden with gated side access.

PROPERTY INFORMATION

Council Tax Band: D
Holding Deposit £450.00
Security Deposit £2,250.00

Viewing Information

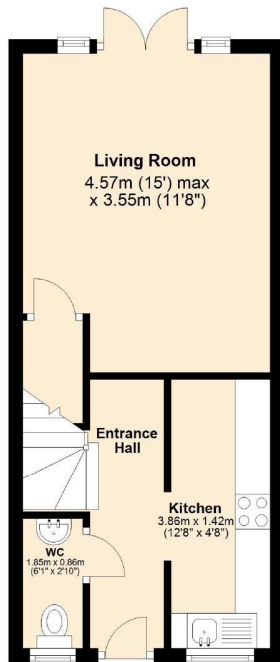
BY APPOINTMENT ONLY WITH BRADFORD & HOWLEY, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

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.

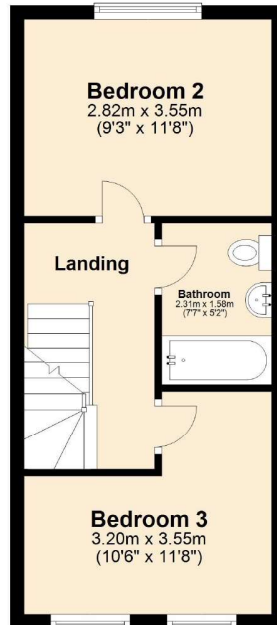
Ground Floor

Approx. 34.8 sq. metres (374.2 sq. feet)



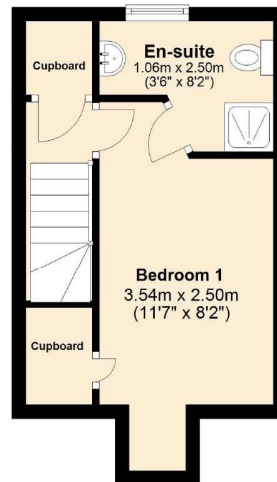
First Floor

Approx. 30.3 sq. metres (326.1 sq. feet)



Second Floor

Approx. 20.3 sq. metres (218.7 sq. feet)



Total area: approx. 85.4 sq. metres (919.0 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

ACCOMMODATION

Entrance Hall
Cloakroom
Kitchen
Living Room
FIRST FLOOR
Landing
Bedroom Three
Bedroom Two
Bathroom
SECOND FLOOR
Landing
Bedroom One
En-Suite Shower Room
EXTERIOR
Front Garden
Rear Garden

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 have 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.

**BRADFORD
& HOWLEY**

HARPENDEN | MARSHALSWICK | ST ALBANS

bradfordandhowley.com

[@Bradford_Howley](https://www.instagram.com/Bradford_Howley)

[BradfordandHowley](https://www.facebook.com/BradfordandHowley)

8 Chequer Street
St Albans
Herts
AL1 3XZ
stalbens@bradfordandhowley.com

Call us on
01727 898150

