

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

West Common, Harpenden, AL5 2JN
£2,250 Per Month

Available Now - A beautifully refurbished two-bedroom semi-detached home in the heart of West Common, Harpenden.

Set across three floors, this stylish property offers a bright entrance hall with utility cupboard, modern ground-floor bathroom, and an impressive open-plan kitchen/living area with vaulted ceilings and bi-fold doors leading to a private southwest-facing garden.

Upstairs, the first floor provides a double bedroom with WC, while the top floor features a further vaulted-ceiling bedroom. Outside, the garden includes a patio, lawn, and a versatile garden office.

Ideally located just a short walk from Harpenden town centre, the mainline station (direct trains to London), and the open green spaces of West Common.

Council Tax Band: C

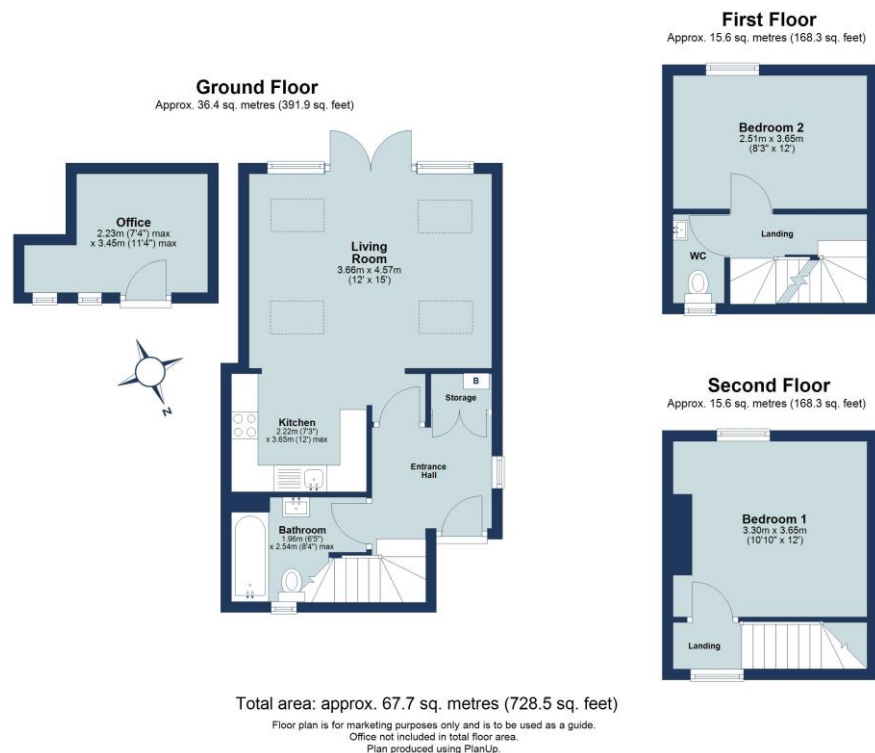
EPC Rating: D

Holding Deposit £519.23

Security Deposit £2,596.15

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 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.

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