



A spacious detached 5 bedroom family home

College Close, Flamstead, St. Albans, Hertfordshire, AL3

£2,800 pcm plus fees apply, Unfurnished
Available from 29.12.2018



5 bedrooms • 4 reception rooms • 2 bathrooms (1 en-suite with sauna) • Fitted kitchen & utility room • Conservatory • Mature gardens (gardener included) • Garage and off street parking

Local Information

In a quiet location backing onto a meadow in the popular village of Flamstead approximately 5.5 miles from the larger town of Harpenden with direct rail links into St Pancras International, Convenient for access to major road links M1 & M25 and Luton airport.

About this property

A spacious detached 5 bedroom family home offering versatile accommodation in good condition throughout set on a large private corner plot backing onto private conservation area, tucked away in a quiet location in the popular village of Flamstead.

Internally offering; entrance hall, master bedroom with en suite including sauna room and mezzanine area, 4 further bedrooms, family bathroom, large spacious living room, reception room, study, conservatory, fitted kitchen, utility room, guest cloakroom.

Externally offering; mature gardens, garage & ample off street parking.

Furnishing

Unfurnished

Local Authority

Three Rivers District Council

Energy Performance

EPC Rating = E

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Harpenden Lettings Office. Telephone: +44 (0) 1582 465 020.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	56
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Gross Internal Area 2475 sq ft, 229.9 m²

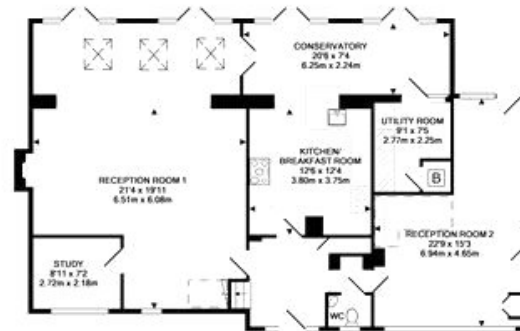


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GROUND FLOOR



FIRST FLOOR

TOTAL APPROX. FLOOR AREA 2346 SQ.FT. (217.9 SQ.M.)

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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*There are different rules and fees for different tenancy types. For details of our fees and charges to go to [Savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our applicant guide at [savills.co.uk/applicant-guide](https://www.savills.co.uk/applicant-guide).
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