



# A bright, newly refurbished three bedroom Bungalow

**Porters End, Kimpton, Hitchin, Hertfordshire, SG4**

Unfurnished, £2,650 pcm. Other fees may apply\*  
Available from 16.09.2019



3 bedrooms • 2 bathrooms • 2 reception rooms • Kitchen •  
Large rear garden • Off street parking • Garage has been  
excluded from the rental

#### Local Information

In a sought after village location  
within approximately 0.8 miles of  
local shops and 0.9 mile to  
Kimpton Primary School.

Harpenden station is  
approximately 3.8 miles offering  
direct services to St Pancras  
International. Conveniently  
located for access to major road  
links M1, A1(M) & M25 & Luton  
airport.

#### About this property

A secluded, three bedroom  
character bungalow offered in  
excellent condition throughout.

**Internally offering;** spacious  
entrance hall, master bedroom  
with en suite, a further two  
bedrooms, family bathroom,  
spacious reception room and fully  
fitted kitchen.

**Externally offering;** gravel drive  
for ample off street parking.

The property benefits from an  
abundance of scenic views over  
the surrounding field.

**NB from agent:** The garage is to  
be excluded from the tenancy all  
gardening maintenance is  
included in the rental.

#### Furnishing

Unfurnished

#### Local Authority

St Albans District Council

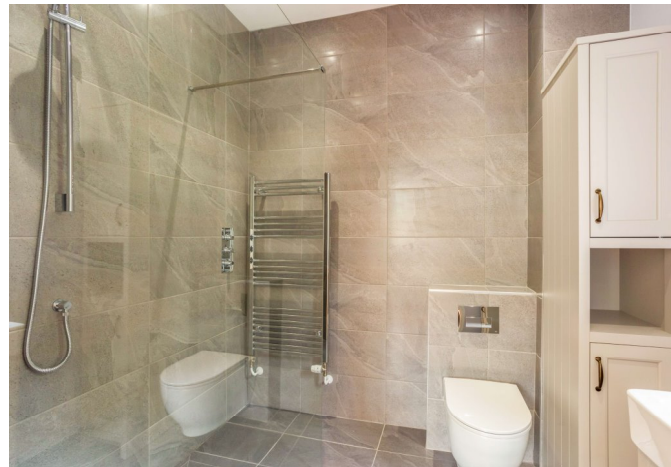
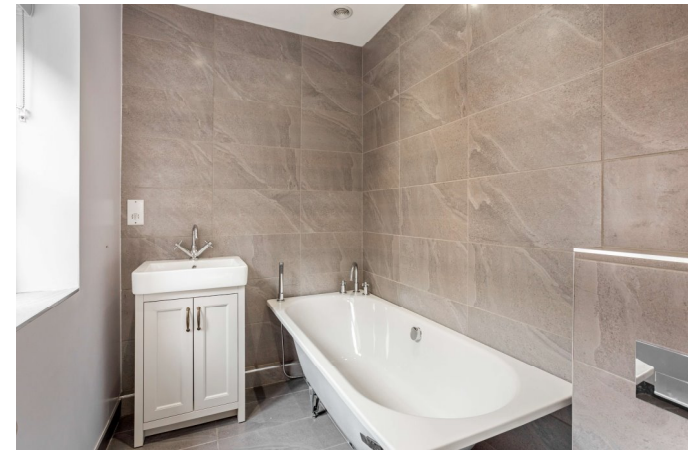
#### Energy Performance

EPC Rating = To be confirmed

#### Viewing

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





**The Lodge Porters End, Kimpton, Hitchin, Hertfordshire, SG4**  
**Total 1,267 sq/ft (This excludes the garage which is not included)**

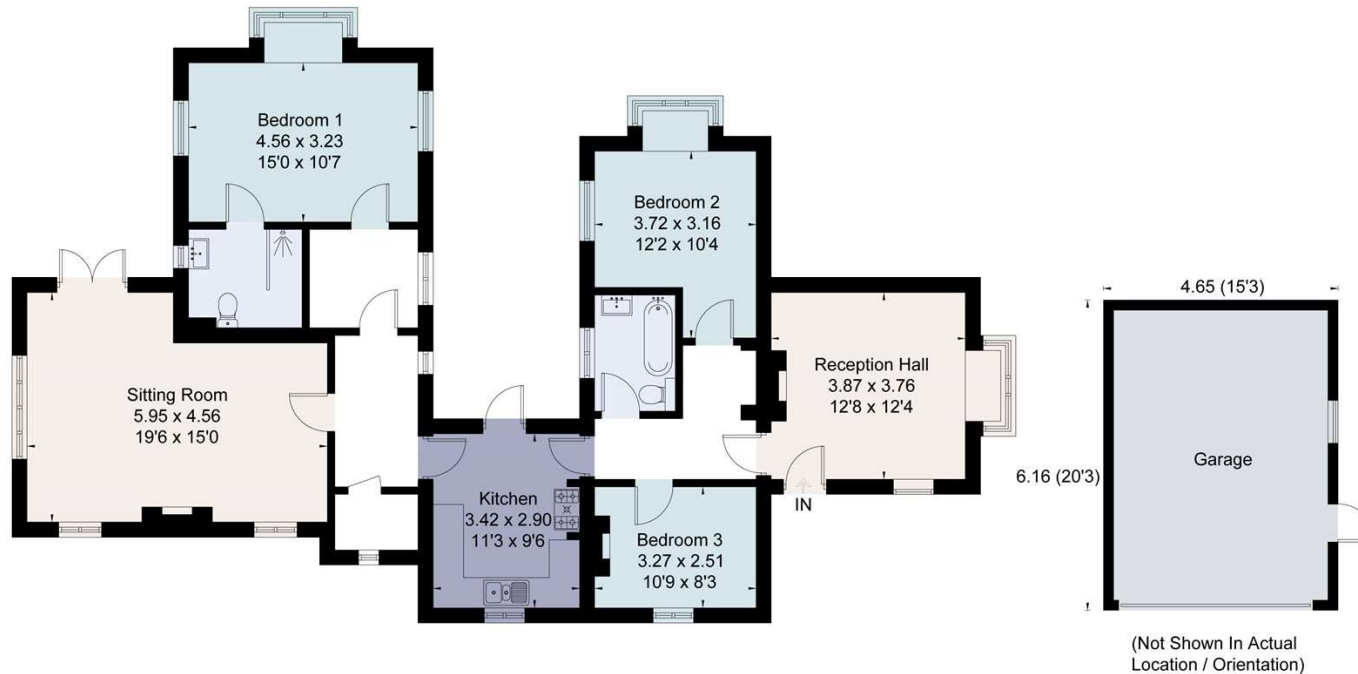
**Ryan Green**  
Harpenden Lettings  
**+44 (0) 1582 465 020**  
rgreen@savills.com



savills

savills.co.uk

Approximate Area = 117.7 sq m / 1267 sq ft  
Garage = 24.4 sq m / 263 sq ft  
Total = 142.1 sq m / 1530 sq ft  
Including Limited Use Area (4.5 sq m / 48 sq ft)  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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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. For more detailed information read our applicant guide at savills.co.uk/applicant-guide.  
Hard copy available on request. . 20190909RYGR

