



**Woollam Crescent , St.Albans, AL3 6EH**

**£1,650 per calendar month on Now**

- Unfurnished
- – Private Garden
- – Driveway
- – One Reception Room
- – Four Double Bedrooms
- – Close to Extremely Good Schools
- – Large Family Home

## Property Description:

Available Late September 2021. Let Me Properties letting agents in St Albans are delighted to offer this four-bedroom house to let in an ideal location close to local good schools and local amenities. Only a twenty-minute walk to the city centre and a few minutes further to the St Albans mainline train station.

The property offers ample space with four good sized bedrooms with the majority having built-in wardrobes. There is a large living room, spacious kitchen and a moderately-sized separate dining room. There is a large lawned garden with a patio area perfect for BBQs. A large fully paved driveway with enough space for three cars and additional unrestricted parking is available on the road

Double glazed windows and doors throughout, lots of storage, brick shed storage in the garden, and side alleyway access to the rear of the property.

### PARKING:

A large driveway with space for 3 to 4 cars

### FURNISHING:

Unfurnished with the large kitchen appliances included (fridge/freezer, cooker, washing machine).

### UTILITIES:

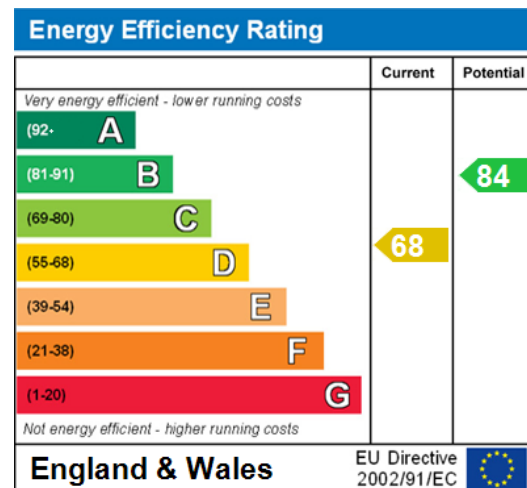
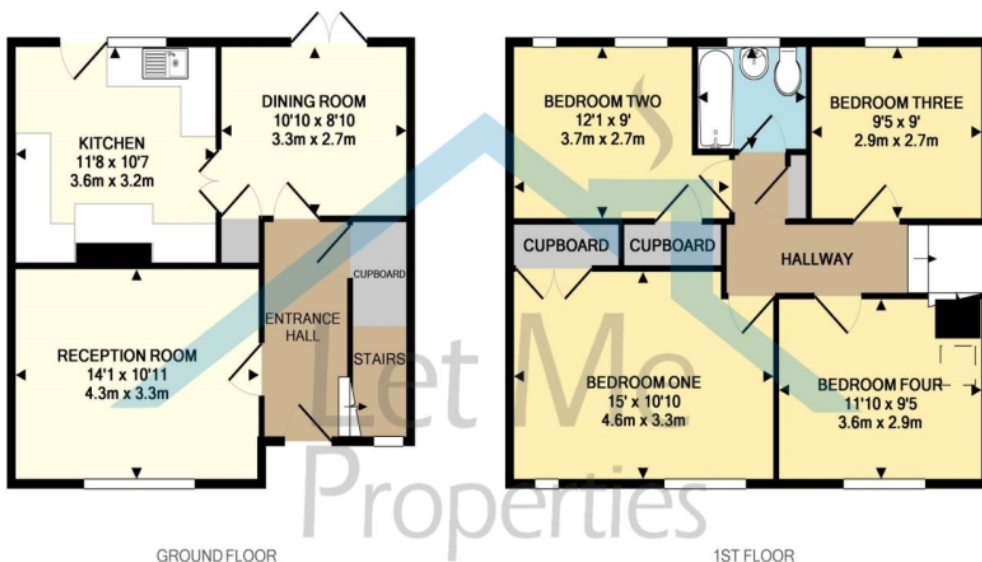
The tenants are responsible for the electricity, water, gas costs and council tax on top of the rent. Council Tax Band D.

### REFERENCING:

Tenants are required to prove earnings of at least 30x the monthly rent per year. This should be guaranteed income through employment, self-employment (e.g. must be shown on your previous year's tax return as profit/personal income), or guaranteed retirement income in order to meet the landlord's referencing criteria.

### NEXT STEPS:

For more information and to arrange a viewing appointment call Let Me Properties letting agents (01727 846361) or visit our website (<https://letmeproperties.co.uk>)



TOTAL APPROX. FLOOR AREA 1076 SQ.FT. (100.0 SQ.M.)

Whilst 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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Required Deposit: £1903.00

Holding Deposit: 1 Week's Rent

To rent this property visit: <http://offer.letme.it/>