



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

**Watford Road, St. Albans, AL2 3DA**  
**£3,350 Per Month**

Available from 2nd January 2026

A spacious four-bedroom semi-detached family home with a generous rear garden. The ground floor offers an entrance hall, living room, cloakroom, and a large open-plan kitchen/dining/family room with utility.

The first floor comprises three bedrooms and a family bathroom, while the second floor features a large principal bedroom with Velux windows, eaves storage, and en-suite.

Externally, the property benefits from driveway parking, a single garage, and a long rear garden with decking and mature planting.

Situated on Watford Road on the south side of the city, the property provides excellent access to motorway links, local shops, green spaces, St Albans city centre, and the mainline station with fast trains to London.

**Council Tax Band: F**

**EPC Rating: D**

**Holding Deposit £773.07**

**Security Deposit £3,865.38**

#### **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](http://bradfordandhowley.com)



Total area: approx. 138.8 sq. metres (1494.3 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.  
Garage is included in total floor area.  
Plan produced using PlanUp.

**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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