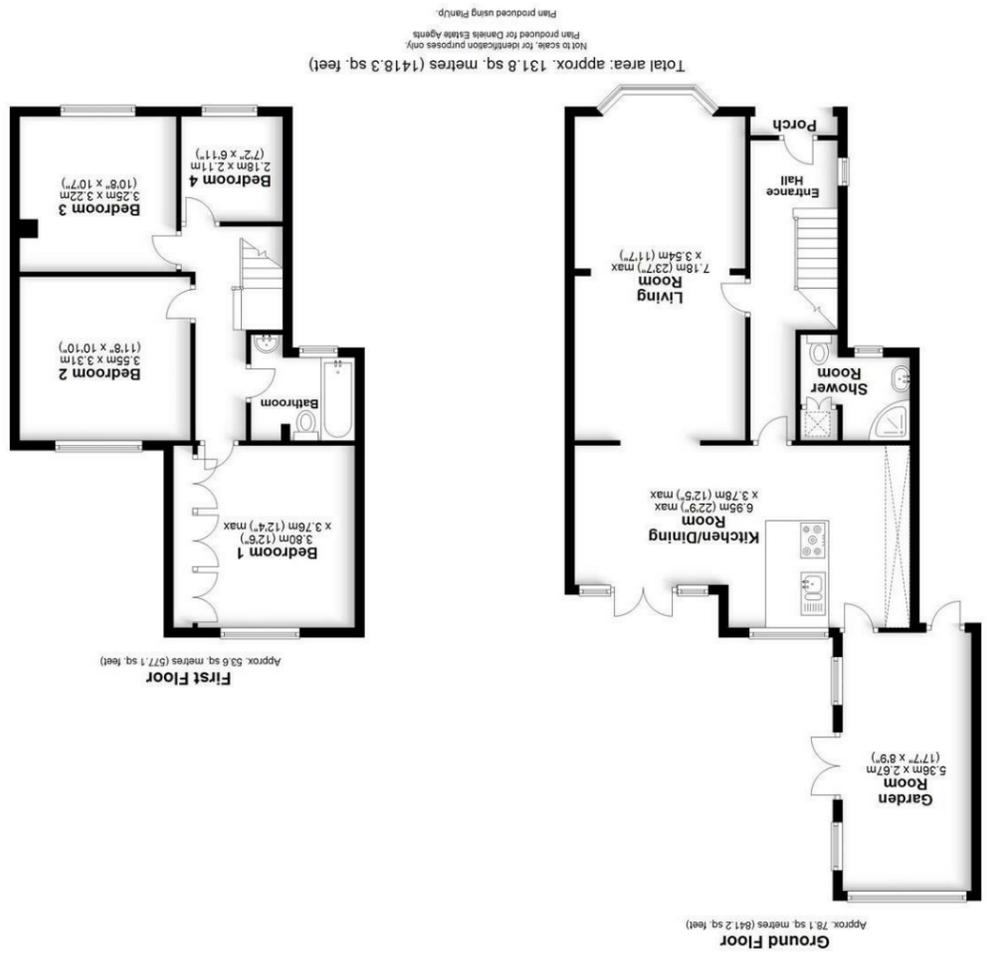


England & Wales		EU Directive 2002/91/EC
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A	Potential
(81-91) B	Current	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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

Energy Efficiency Rating

Environmental Impact (CO₂) Rating





Property Description

A well-presented three/four bedroom semi detached house in this cul-de-sac location on the edge of Colney Heath village with open countryside close at hand. Colney Heath also offers excellent access to both St Albans and Hatfield as well as the motorway network.

Rental Fees

If you are interested in renting this property then it is important you contact Daniels Estate Agents as soon as possible as other tenants may be interested too. Daniels will need you to provide certain information in order for us to discuss your potential tenancy with your new landlord. Once we have the initial agreement from the landlord to proceed with your application you will then be sent an e-mail confirming the proposed terms.



Entrance hall way

Good sized living room

Separate Dining/ Kitchen area

Fitted Kitchen with appliances

Garden room

Ground floor modern shower room and W.C

Master bedroom with built-in wardrobes

Second double bedroom

Third double bedroom

Fourth study bedroom

Family bathroom with shower

Rear garden with large decking area

Driveway parking for two cars

Council Tax band E

EPC Rating band D

We will then need all tenants to be fully referenced by 'Rightmove Referencing' who will carry out the referencing and a credit check process on our behalf, you will need to pay the equivalent of one week's rent as a holding deposit.

Due to a change in legislation with effect from 1st June 2019 agents will no longer be able to charge tenants for this process. The same legislation also sets out that deposit amounts will be capped at five weeks' rent.

It is important that all information provided for reference purposes is accurate as if a tenant fails Right to Rent checks or the referencing process, having provided false or misleading information, the holding deposit will not be returned.

The holding deposit will also be retained by Daniels if the tenant withdraws from the proposed tenancy or fails to take reasonable steps to enter into the tenancy.

Prior to the commencement of any tenancy, Daniels Estate Agents will need to have received the first month's rent plus four weeks' rent to add to the one week's rent holding deposit (five weeks' rent in total).

