



**EASTMOOR PARK HARPENDEN AL5**  
*£3,750 PER MONTH AVAILABLE 16/08/2024*

**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

**Eastmoor Park Harpenden AL5**

**£3,750 Per Month  
Furnished**

 **5 Bedrooms**  
 **3 Bathrooms**  
 **3 Receptions**

## Features

- Detached, - Five Bedrooms, - Three Bathrooms (Two En Suite), - Double Garage, - Furnished, - Garden, - Desirable Location, - Beautifully Presented, - Available August 2024, - Council Tax Band G, - Tenancy Deposit £4,326.92

## Council Tax

Council Tax Band G

## Hamptons

38 High Street  
Harpenden, AL5 2SX  
01582 742998  
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www.hamptons.co.uk

## The Property

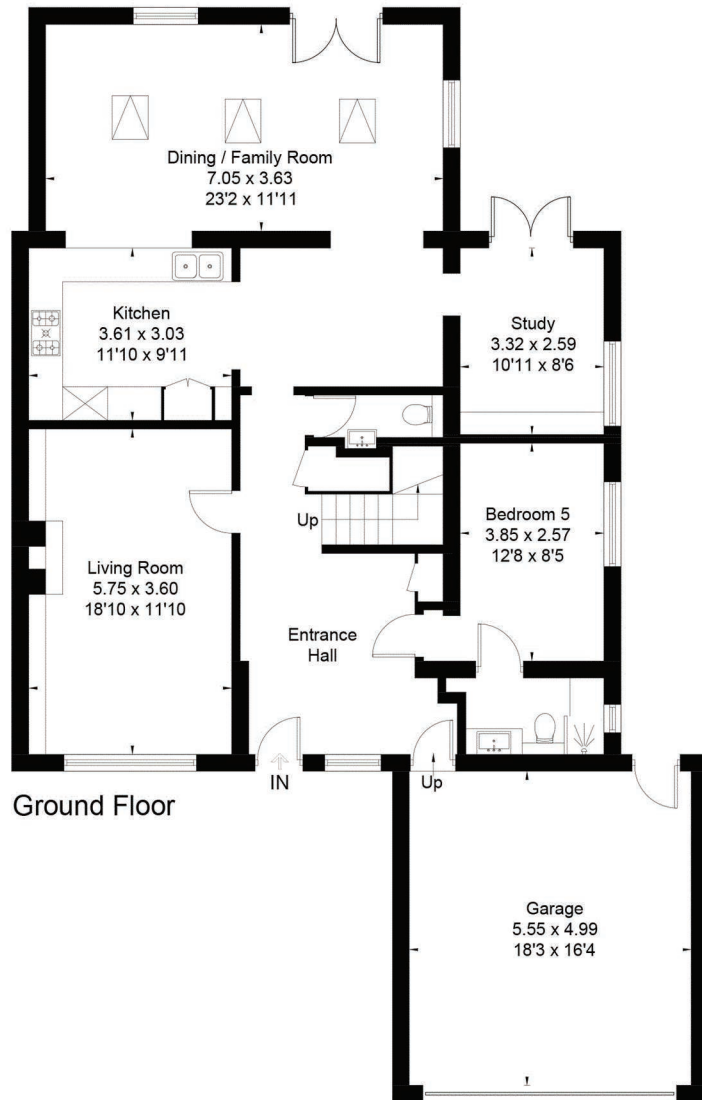
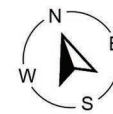
A rarely available five bedroom detached family house in a sought-after location. This property has been thoughtfully refurbished by the current owners to provide a wonderful home of over 2,000 sq feet (including garage & summer house) offering a versatile space for family living & entertaining. Downstairs there is a fabulous open plan living area with beautiful reclaimed teak flooring & high specification kitchen including integrated Smeg oven, dishwasher & American style fridge/freezer. This area opens onto an attractive garden with galvanised steel raised bed & mature fruit trees, it is mainly laid to lawn with a patio area. There are two further reception rooms downstairs & a guest cloakroom. A further highlight on the ground floor is a hidden guest suite with luxury shower/steam room & smart WC. On the first floor the principal bedroom has a dressing area & modern en suite with walk-in shower. There are also three further bedrooms & a family bathroom. To the front of the property there is a double garage with EV charger & off street parking for two cars. This impressive home is available from August 2024 for a long term furnished let. Council Tax Band G. Tenancy Deposit £4,326.92 Five Weeks Rent.

## Location

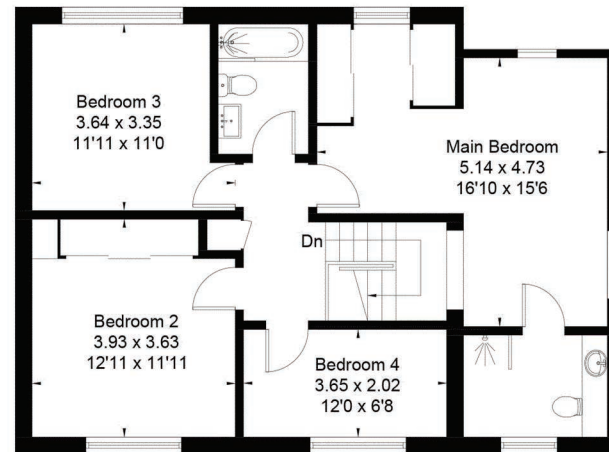
Eastmoor Park is a desirable area of Harpenden. Both Harpenden High Street & the Thameslink Train Station with fast service to King's Cross St Pancras are within easy reach. Social requirements are well catered for in Harpenden, including three golf courses, sports centre with swimming pool, Eric Morecambe Theatre & a variety of shops & restaurants.



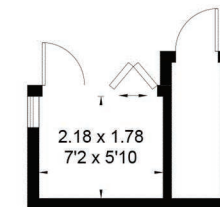
Approximate Floor Area = 221.2 sq m / 2381 sq ft  
 Summer House = 6.1 sq m / 66 sq ft  
 Total = 227.3 sq m / 2447 sq ft



Ground Floor



First Floor



Summer House  
 (Not Shown In Actual  
 Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #74356

**For Clarification**

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Band A	92-100		
Band B	81-91		
Band C	69-80		
Band D	55-68		
Band E	39-54		
Band F	21-38		
Band G	1-20		
Net energy efficient (higher rating is best)		71	79
EU Directive 2002/91/EC			

