



Eastmoor Park

Harpenden, AL5 1BP

Rare opportunity to acquire a spacious three bedroom bungalow in a peaceful location, with a west facing garden, in the popular East Common area. Easy access to beautiful countryside and close to the amenities of Southdown.

Guide price £1,000,000

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- Spacious bungalow
- Westerly aspect garden
- Close to the Common & amenities of Southdown
- Circa 1300 sq ft
- Double Garage and driveway
- Council Tax Band F
- Three Bedrooms
- Peaceful location

Entrance Hall

Cloakroom

Living Room

20'8" x 13'2" (6.32m x 4.02m)

Kitchen

15'3" x 9'4" max (4.67m x 2.85 max)

Utility Room

6'7" x 6'4" (2.01m x 1.95m)

Dining Room

12'5" x 9'10" (3.81m x 3.02m)

Bedroom One

12'7" x 11'2" (3.85m x 3.42m)

En-suite Shower

Bedroom Two

11'0" x 9'0" (3.36m x 2.75m)

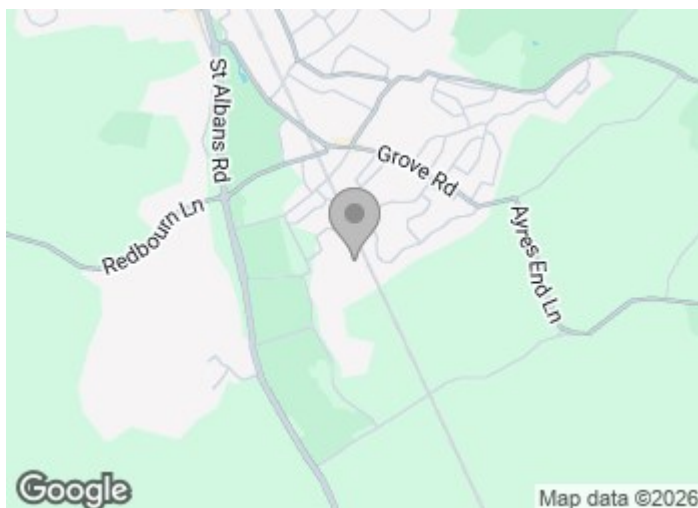
Bedroom Three

11'0" x 8'8" (3.36m x 2.66m)

Bathroom

Garage

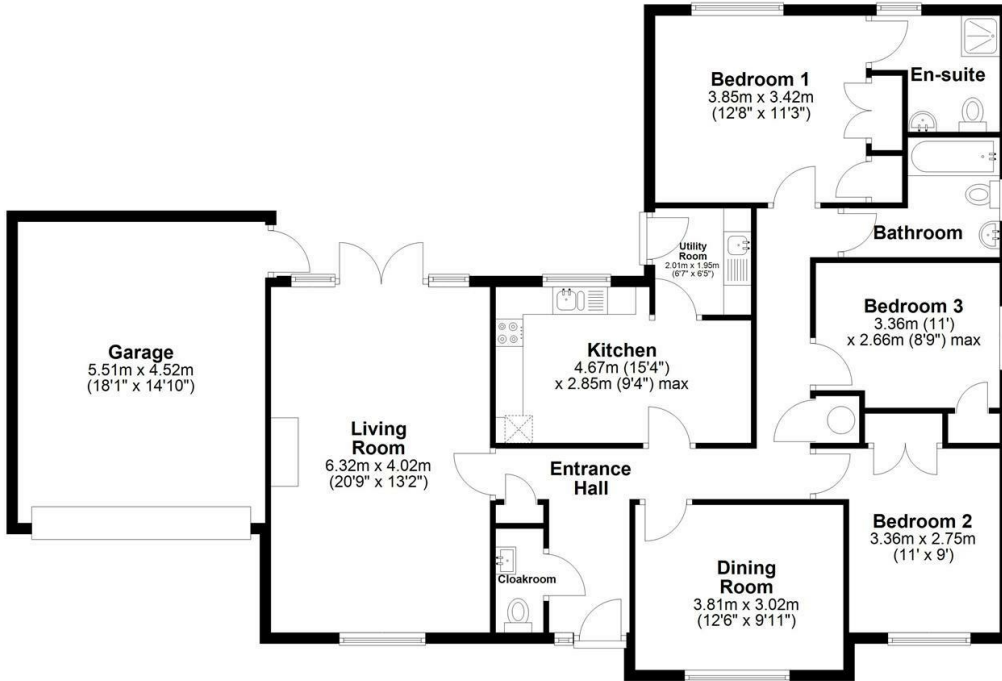
18'0" x 14'9" (5.51m x 4.52m)





Ground Floor

Main area: approx. 118.6 sq. metres (1276.3 sq. feet)
 Plus garage, approx. 24.9 sq. metres (268.0 sq. feet)



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Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	82	85	England & Wales		
	EU Directive 2002/91/EC			EU Directive 2002/91/EC	