



Eastmoor Park Harpden, AL5 1AS

A modern two bedroom home, built circa twenty years ago. Additional benefits of a courtyard garden and garage en bloc. Close to both the amenities of Southdown and the Common and within walking distance of Harpenden and the station. ***CHAIN FREE***.

Guide price £350,000

Eastmoor Park

Harpden, AL5 1AS



- Built circa 20 years ago
- Courtyard garden
- Walking distance to station
- Living Room plus Conservatory
- Garage en bloc
- Chain Free
- Two Bedrooms
- Close to amenities of Southdown

Entrance Hall

Kitchen

11'8" x 5'8" (3.56 x 1.75)

Living Room

13'0" x 11'7" (3.97 x 3.55)

Conservatory

Cloakroom

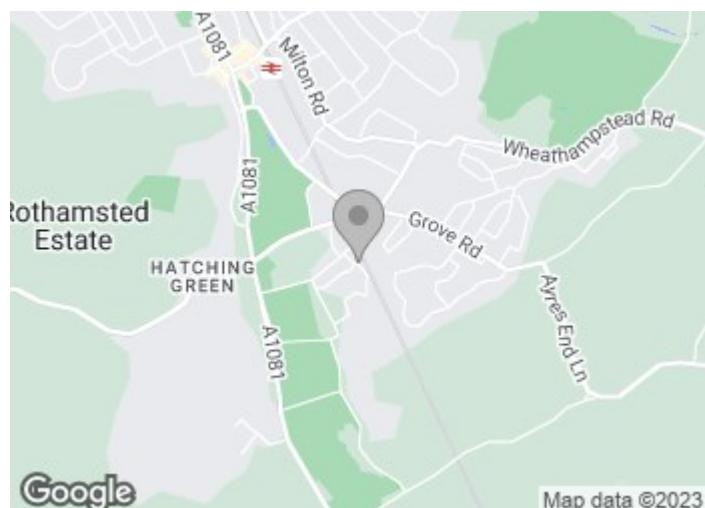
Bedroom One

10'0" (max) x 11'7" (3.07 (max) x 3.55)

Bedroom Two

8'1" x 8'6" (2.48 x 2.60)

Bathroom





Floor Plan

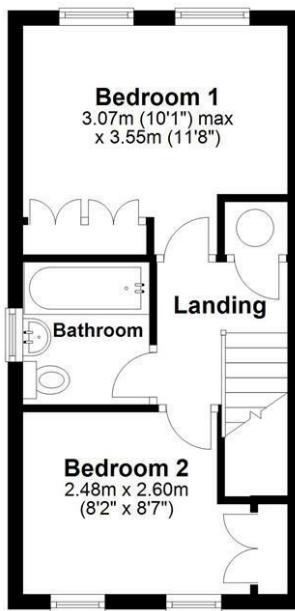
Ground Floor

Approx. 32.9 sq. metres (353.7 sq. feet)



First Floor

Approx. 27.1 sq. metres (292.1 sq. feet)



Total area: approx. 60.0 sq. metres (645.8 sq. feet)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		87	
		61	

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales

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