

16 Eastmoor Park

Harpenden, Hertfordshire



An extended and fully renovated three-bedroom home on a popular development close to Harpenden Common and three golf courses

The 1970s property is deceptively spacious and presented to a high standard, with ample space for modern living in addition to private off-road parking and a pleasant garden. Nearby there are lovely walks across the commons and the surrounding green spaces.



2 RECEPTION ROOMS



3 BEDROOMS



1 BATHROOM



STORAGE



GARDEN



FREEHOLD



RESIDENTIAL WITH SOLAR PANELS



1,490 SQ FT



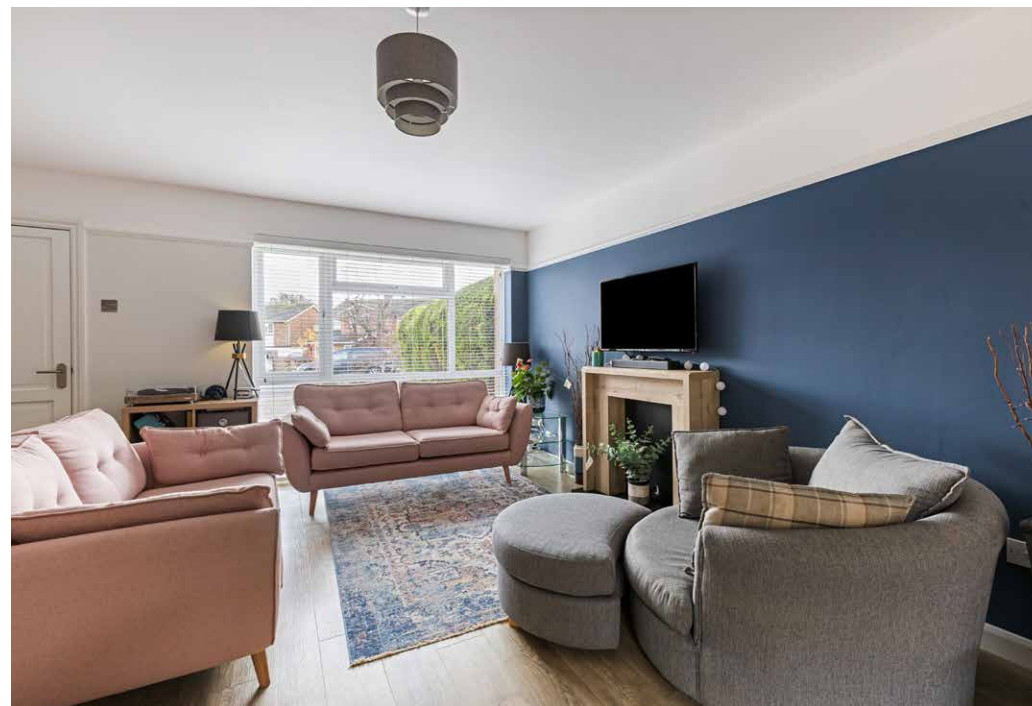
OFFERS IN EXCESS OF £800,000

The property

The house has been subjected to a programme of renovations in recent years, comprising a side and rear extension, a refitted family bathroom and a bespoke kitchen with eye-catching quartz work surfaces. The installation of solar panels provides a significant reduction in energy bills, coupled with a new boiler, creating an energy efficient residence. The layout is well suited to family life, with plenty of space downstairs for relaxing as a family in the two generously proportioned living areas. The entrance hallway leads to a cloakroom and onto the good-size sitting room. From here there is an open plan aspect onto the kitchen/dining/family room which is a fantastically airy space with attractive deep blue cabinetry, a dining area, snug/playroom and a wall of bifold doors leading to the garden. The house also benefits from a utility room with space for laundry machines and a fitted study. Upstairs there are three bedrooms, two of which are doubles, and a family bathroom with both bath and shower.

Outside

The attractively presented house is set behind a gravel driveway with space for two cars. The garage has been partly converted for storage and to create the ground floor study; it is ideal for garden storage and bikes. To the rear, a well maintained rear garden is enclosed by wooden panel fencing, with a paved terrace leading to a parcel of lawn bordered by raised flowerbeds which are stocked with a number of shrubs. The garden also includes a painted summerhouse as well as hot and cold water points and a outside plug.



Location

Harpenden has a thriving High Street and comprehensive range of shopping facilities, including Sainsbury's, Waitrose and a Marks and Spencer store. It boasts an excellent selection of restaurants, coffee shops and numerous independent shops. The town is home to several outstanding state schools as well as independent schools, with further options accessible in nearby St Albans or Hemel Hempstead. Good sporting and leisure facilities include a sports centre with indoor swimming pool, rugby, tennis, bowling and cricket clubs, together with three golf courses. Cycling, riding and walking can be enjoyed in the Woodland Trust's Heartwood Forest and Rothamsted Estate.



Distances

- Harpenden town centre 1.4 miles
- Wheathampstead 3 miles
- Redbourn 2.9 miles
- St. Albans 4.2 miles

Nearby Stations

- Harpenden Station
- Luton Parkway Station
- St Albans City Station
- St Albans Abbey Station

Key Locations

- Rothamsted Park
- Rothamsted Manor
- Harpenden Common
- The Eric Morecambe Centre
- Heartwood Forest
- The Nickey Line
- St Albans Cathedral
- Verulamium Park
- Luton Hoo

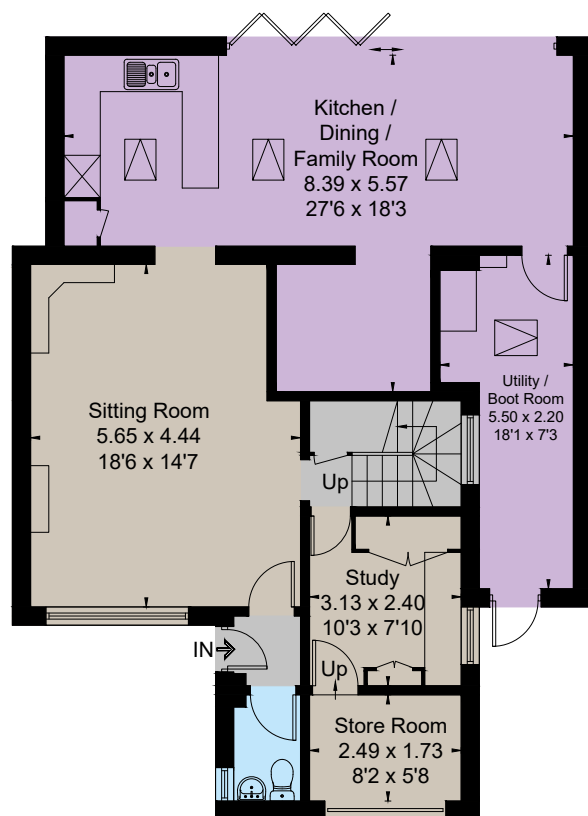
- Knebworth House and Gardens
- Stockwood Discovery Centre
- Whipsnade Zoo
- Shaws Corner (National Trust)

Nearby Schools

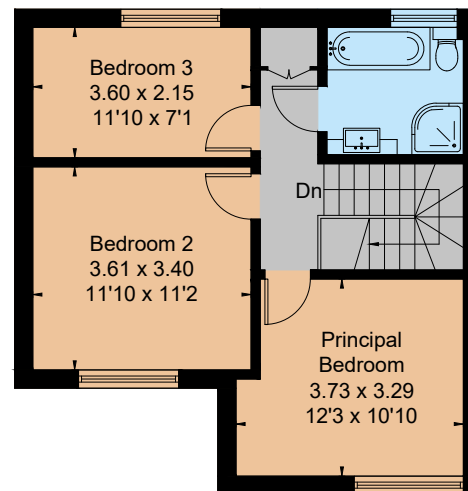
- Wood End School
- Roundwood Park School
- High Beeches Primary School
- Crabtree Infants' and Junior School
- Manland Primary School
- St. George's School
- Sir John Lawes School
- Aldwickbury School
- St. Hilda's School
- The King's School
- St. Albans High School for Girls
- St. Albans Boys School
- Beechwood Park School



Approximate Floor Area = 138.4 sq m / 1490 sq ft



Ground Floor



First Floor



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 #100899

Floorplans

Main House internal area 1,490 sq ft (138.4 sq m)
For identification purposes only.

Directions

AL5 1BW

what3words: ///stands.dozen.makes

General

Local Authority: St Albans City & District Council

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Services: Mains electricity, drainage and water. Gas-fired central heating. Solar panels.

Council Tax: Band E

EPC Rating: C

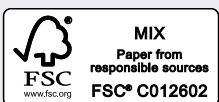
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Harpenden

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