



**BRADFORD  
& HOWLEY**  
HARPENDEN | MARSHALSWICK | ST ALBANS

Eastmoor Park, Harpenden, AL5 1BW  
Asking Price £725,000

Situated within a peaceful and family friendly residential location in Harpenden, this attractive home offers well balanced accommodation, stylish interiors and excellent access to green open spaces and local amenities.

The property enjoys a highly desirable setting just a short walk from Harpenden Common, providing wonderful opportunities for outdoor recreation, dog walking and relaxed weekend strolls.

Internally, the home has been thoughtfully arranged to suit modern living. A particular highlight is the stylish kitchen and dining area, which creates a bright and sociable heart to the property.

The accommodation also includes a spacious dual aspect living room, which benefits from excellent natural light and provides a comfortable setting for relaxation. The generous proportions allow for flexible furniture arrangements and create an inviting environment for both family time and hosting guests.

Further versatility is provided by an impressive garden room, which offers additional living space that could be used as a playroom, home office or informal sitting area. This connection to the garden enhances the overall sense of space and usability.

Upstairs, the property offers three well-proportioned bedrooms, all arranged to provide comfortable accommodation for growing families or those requiring additional space for home working. The layout ensures a practical balance between living and sleeping areas.

Externally, the home benefits from a private driveway, providing easy and convenient off-street parking. A garage offers further storage or parking potential and presents scope for conversion, subject to the necessary permissions, allowing buyers to adapt the home to suit their future needs.

The location is particularly appealing for families, being close to highly regarded local schooling. Harpenden town centre is also within walking distance, offering a wide range of independent shops, cafés and services, along with the mainline station, which provides fast rail links into London for commuters.

Overall, this is a well located and versatile family home offering stylish living space, excellent outdoor amenities and a sought-after Harpenden setting.

**Tenure: Freehold**  
**Council Tax Band: E**  
**EPC Rating: D**









### Ground Floor

Approx. 61.3 sq. metres (660.0 sq. feet)



### First Floor

Approx. 47.4 sq. metres (510.4 sq. feet)



Total area: approx. 108.7 sq. metres (1170.5 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.  
Office not included in the total floor area but the garage is.  
Plan produced using PlanUp.

Looking to Sell or Let your current home?



Scan me to request your FREE Instant Online Valuation!

**Fresh**  
FINANCIAL



Sign up for FREE mortgage monitoring today, giving you peace of mind you are on the right deal, every month.

We will compare your mortgage against thousands of deals and send you a monthly report.

Please note that mortgage monitoring does not constitute mortgage advice.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans, and measurements, these are not guaranteed, and they do not form part of any contract or tenancy. We have not tested any of the services, equipment, or fittings. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase or tenancy and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase or tenancy. You may download, store, and use the material for your personal use. You may not republish the material in any format without the consent of Bradford & Howley.

**BRADFORD & HOWLEY**  
HARPENDEN | MARSHALSWICK | ST ALBANS

**f** @bradfordandhowley  
**ig** @bradfordandhowley  
**in** @bradford-howley  
**yt** @bradfordhowley4660

**tel** 01582 769966  
**envelope** harpenden@bradfordandhowley.com  
**location** 42 High Street, Harpenden, Herts, AL5 2SX