



## NEWLY DEVELOPED BUNGALOW CONVERSION IN IMMACULATE CONDITION

EASTMOOR PARK, HARPENDEN, HERTFORDSHIRE, AL5 1BP

**Unfurnished, £3,500 pcm** + fees and other charges apply.\*

**Available from 01/08/2019**





## SITUATED IN THE SOUGHT AFTER EAST COMMON AREA.

### EASTMOOR PARK

HARPENDEN, HERTFORDSHIRE, AL5

**£3,500 pcm Unfurnished**

- 4 Bedrooms • 3 Bathrooms • 3 Receptions
- New build • Finished to a high standard
- Breakfast bar • Gardener included • Cul-de-sac location • Under floor heating • Ample off street parking • EPC Rating = To be confirmed
- Council Tax = F

### Description

This newly developed detached house has been beautifully finished with a light and modern feel.

The ground floor comprises of a guest W/C with walk in shower, family/ play room, a further reception room currently being used as a gym, open plan kitchen/ diner leading to the main family room with feature fireplace and a utility room with a further W/C.

The first floor benefits from 4 generously sized bedrooms and a family bathroom featuring a standalone bath tub and separate shower. Master bedroom with en-suite shower room and walk in wardrobe. Bedroom 2 and 3 benefit from a Jack and Jill style en-suite shower room and walk in wardrobes.

Externally offering a landscaped garden, garage and ample off street parking.

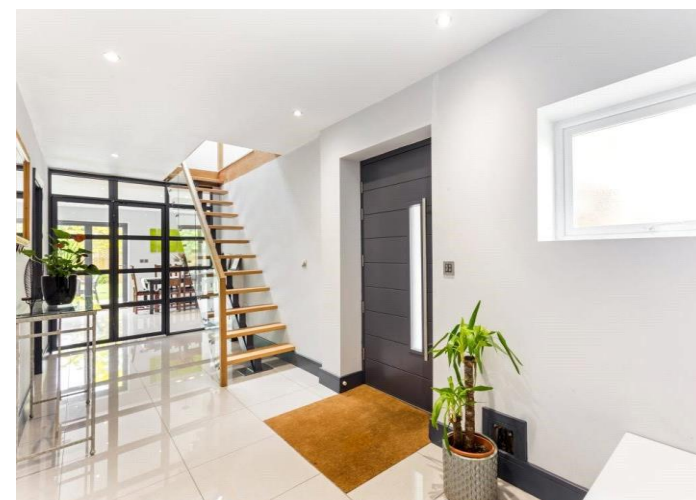
NB from agent: Gardener included within the rent.  
\*Please ask agent for further details.

### Energy Performance

A copy of the full Energy Performance Certificate is available on request.

### Viewing

Strictly by appointment with Savills.



Approximate Area = 295 sq m / 3175 sq ft (Excluding Eaves)

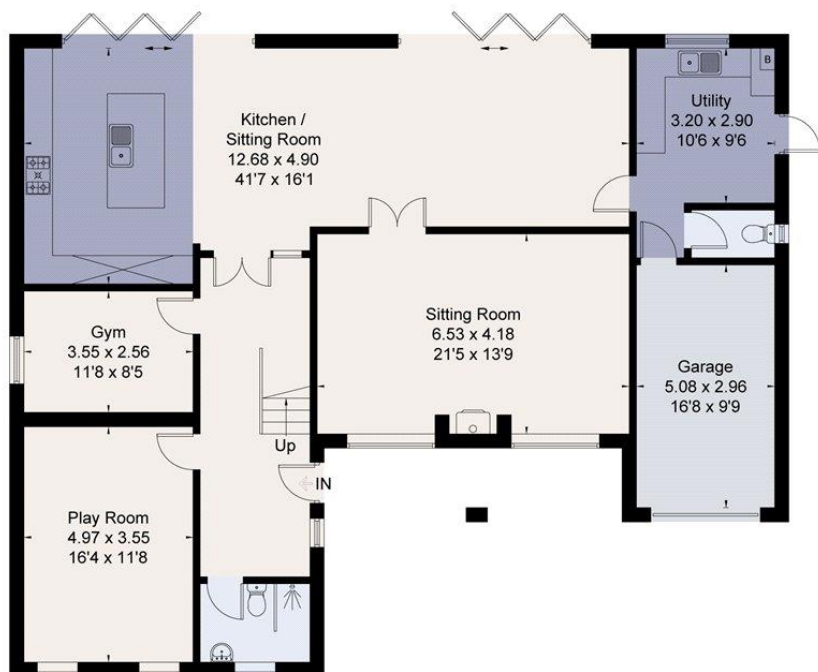
Garage = 14.8 sq m / 159 sq ft

Total = 309.8 sq m / 3334 sq ft

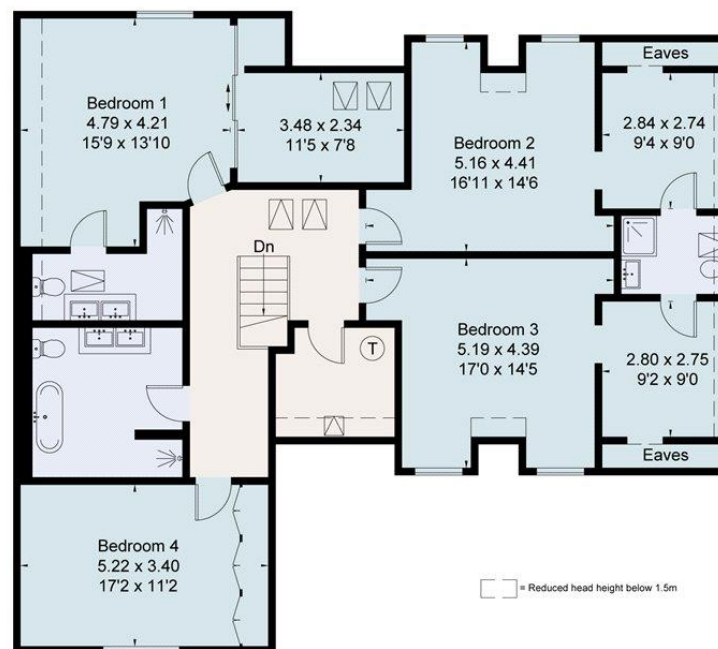
Including Limited Use Area (8.9 sq m / 96 sq ft)

For identification only. Not to scale.

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Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 235330

## FLOORPLANS

Gross internal area: 3334 sq ft, 309.7 m<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	81	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

\*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190618SONE

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