



Connells

The Cloisters Half Moon Lane
Pepperstock Luton

The Cloisters Half Moon Lane Pepperstock Luton LU1 4LL

for sale offers in excess of
£269,000



Property Description

A well presented TWO BEDROOM, TWO BATHROOM, THREE RECEPTION ROOM DETACHED PARK HOME, which forms part of Brickhill Park an exclusive development of 89 Park Homes for the over 50's, located within the Hamlett of Pepperstock and is only a short walk from the village of Slip End and is with 4.5 miles from both Harpenden & Lutons Parkway Thameslink Stations, which provide a fast Service to St Pancras.

The property offers spacious living accommodation and also benefits from a private garden to three sides and off street parking. Internal viewing is strictly by appointment through Connells Estate Agents.

Front Porch

Coved cornices. Built-in shelved airing cupboard. Access to loft space. Low voltage ceiling spotlights. Doors leading to: Lounge, Bedrooms and Shower Room.

Entrance Hall

Coved cornices. Built-in shelved airing cupboard. Access to loft space. Low voltage ceiling spotlights. Doors leading to: Lounge, Bedrooms and Shower Room.

Study

6' 4" x 4' 9" (1.93m x 1.45m)

Coved cornices. Double glazed windows to side. Low voltage spotlights.

Lounge

19' 6" x 10' 6" (5.94m x 3.20m)

Double aspect room with replacement double glazed bowed window to side and sliding patio doors to garden. Coved cornices. Low voltage ceiling spotlights. Feature electric fireplace with wired for wall light above. Two radiators. Television aerial point. Opening onto:

Dining Room

9' 3" x 8' 4" (2.82m x 2.54m)

Double glazed windows to rear. Coved cornices. Low voltage ceiling spotlights. Glazed sliding doors leading to:

Kitchen

11' 10" x 8' 5" (3.61m x 2.57m)

Modern range of fitted wall and floor units with worktop surfaces and tiled splashback. Ceramic one and half bowl single drainer sink unit with mixer tap. Beko gas four ring hob with cooker hood above. Eye level Beko oven and grill. Integrated fridge / freezer and slim line dishwasher. Coved cornices. Low voltage ceiling spotlights. Opening onto:

Utility Room

6' 9" x 5' 1" (2.06m x 1.55m)

Modern range of fitted wall and floor units with worktop surfaces and tiled splashback. Stainless steel sink unit with mixer tap. Plumbing for washing machine and space for tumble dryer. Coved cornices. Low voltage ceiling spotlights. Cupboard concealing Ariston E Combi boiler. Built-in pantry.

Radiator. Obscure replacement double glazed door to side garden.

Bedroom 1

12' 5" x 9' 4" (3.78m x 2.84m)

Double glazed bowed window to front. Range of fitted wardrobes with matching fitted cupboards above bed recess. Coved cornices. Low voltage ceiling spotlights. Radiator. Door to:

Ensuite Bathroom

Modern white suite comprising panelled bath with mixer tap and hand shower attachment. Low level WC with concealed cistern. Vanity wash hand basin with mixer tap. Obscure double glazed windows to side. Coved cornices. Ceiling spotlights. Chrome heated towel rail. Radiator / heated towel rail.

Bedroom 2

9' 5" x 9' 4" Max (2.87m x 2.84m Max)

Double aspect room with double glazed bowed windows to front and side. Range of fitted wardrobes to one wall. Coved cornices. Low voltage ceiling spotlights. Radiator.

Shower Room

Modern white suite comprising corner shower cubicle with overhead shower unit and hand shower attachment. Low level WC with concealed cistern. Vanity wash hand basin with mixer tap. Obscure double glazed windows to side. Coved cornices. Ceiling spotlights. Chrome heated towel rail. Heated towel rail.

Exterior

Garden

Garden to three sides. Rear Garden with paved patio, small lawn area and mature hedge providing privacy. Side garden with paved patio, astroturf area and feature ornamental waterfall. Gated side accesses. Outside tap and lighting.

Parking

Off street parking for two cars.

Pitch Fee

£217 per calendar month

Local Authority

Centrral Bedfordshire Council - Council Tax Band A.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01582 760 131
E harpenden@connells.co.uk

50 High Street
 HARPENDEN AL5 2SU

EPC Rating: Exempt
 Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/HPN306717

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HPN306717 - 0004