



Connells

The Laurels Half Moon Lane
Pepperstock Luton

The Laurels Half Moon Lane Pepperstock Luton LU1 4NF

for sale
£250,000



Property Description

A wonderful example of a three bedroom luxury park home, situated in the popular hamlet of Pepperstock on the outskirts of Slip End, Bedfordshire. Set within a cul de sac of only four park homes within the existing development. St Albans and Harpenden are a short drive away as well as local amenities within Slip End and Caddington.

Lounge

20' 5" x 10' (6.22m x 3.05m)

Window to front, spot lights and radiator, electric fireplace, TV and double doors to dining area.

Dining Aera

10' 5" x 9' 5" (3.17m x 2.87m)

UPVC door to side, radiator and spot lights

Kitchen

11' 1" x 11' 4" (3.38m x 3.45m)

Fitted double oven, gas hob, intergrated dishwasher, fridge freezer and washing machine

Bedroom One

13' 4" x 8' 7" (4.06m x 2.62m)

Three double fitted mirrored wardrobes, spot lights, radiator and UPVC window to front.

Bedroom Two

10' 5" x 9' 2" (3.17m x 2.79m)

UPVC window to side, radiator

Bedroom Three

9' 4" x 7' 3" (2.84m x 2.21m)

UPV window to front, radiator and spot lights

Front Garden

Low maintenance garden surrounds the park home, mostly patio with some shrubs, garden shed and security light

Parking

parking for two cars

Entrance Hall

UVPC door to front, radiator









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: Exempt
 Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/HPN306980

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.

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