

Connells

Brickhill Farm Park Homes Half Moon Lane
Pepperstock Luton

Brickhill Farm Park Homes Half Moon Lane Pepperstock Luton LU1 4LW

for sale
£225,000







Property Description

A stunning, refurbished and reconfigured Park Home in move in condition. This beautiful home will only be appreciated by internal viewing. Accommodation comprises of two double bedrooms, luxury shower room, spacious and beautifully fitted kitchen/breakfast room with conservatory off. Double aspect lounge/diner, stunning landscaped gardens and parking.

Please note than an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity & anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Agents Note

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Entrance Hall

Lounge/Dining Room

Irregular Shaped Room 19' 8" max x 15' 9" max (5.99m max x 4.80m)

A spacious and bright double aspect room.

Kitchen/Breakfast Room

14' 5" x 9' 10" (4.39m x 3.00m)

Beautifully fitted with an abundance of built in wall and base units and complimentary worksurfaces, built in oven and microwave, hob with extractor fan over, single bowl sink and drainer. Window overlooking the garden. Opening into a further breakfast area/conservatory.

Conservatory

9' 10" x 7' 7" (3.00m x 2.31m)

Inner Hallway

Bedroom One

17' 5" max x 9' 10" max (5.31m max x 3.00m max)

A reconfigured room offering great space with built in mirrored wardrobes and window to side.

Shower Room

Irregular Shaped Room 6' 11" x 6' 3" (2.11m x 1.91m)

A high spec wet room comprising of a triple shower cubicle, low level w/c, wash basin - all with complimentary splashbacks.

Bedroom Two

10' 10" x 9' 10" (3.30m x 3.00m)

Window to side and fitted wardrobe.

Outside

The property is approached via block paved driveway giving private off-road parking with complimentary shingle area to the side. The rear garden has been completely landscaped with artificial lawned area and spacious patio entertaining area. Side access with bin storage and space for garden shed and greenhouse.







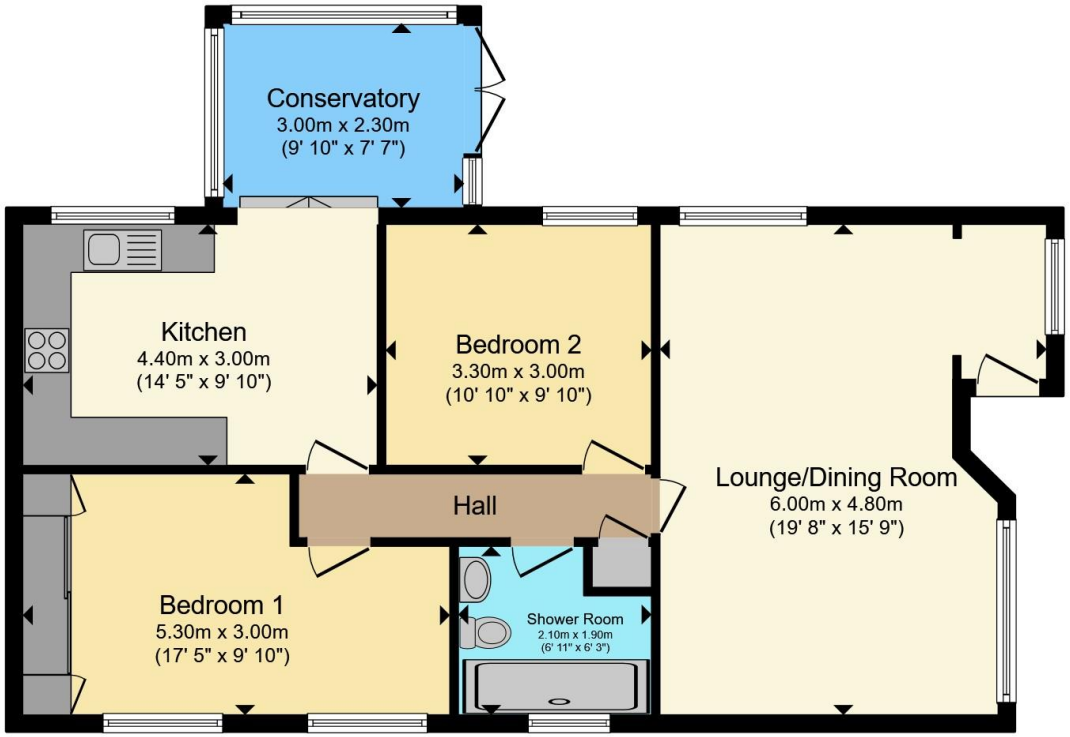












Total floor area 81.8 m² (880 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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HARPENDEN AL5 2SU

EPC Rating: Exempt

Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/HPN307151

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.

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.