



**Connells**

Brickhill Farm Park Homes  
Luton



### Property Description

A well-presented two-bedroom, one-bathroom, detached park home, which forms part of Brickhill Park an exclusive development 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 0.5 miles from both Harpenden & Luton's Parkway Thameslink Stations, which provide a fast Service to St Pancras.

The property offers spacious living accommodation and also benefits from gated access to the front garden and off-street parking. Internal viewing is strictly by appointment through Connells Estate Agents.

### Entrance Porch

9' 4" x 6' 8" (2.84m x 2.03m)

Radiator and storage cupboard

### Lounge

13' 4" x 13' 8" (4.06m x 4.17m)

Window to the front, French doors to the rear, radiator and door to air con unit

### Kitchen

13' 7" x 8' 11" (4.14m x 2.72m)

Window to the side and rear, wall and base units with matching units. oven and hob with extractor fan, space for fridge freezer, washing machine and slim line dishwasher. Stainless steel sink and radiator.

### **Bedroom One**

11' 4" x 7' 6" (3.45m x 2.29m)

window to the rear, fitted wardrobes and radiator.

### **Shower Room**

6' 6" x 5' 6" (1.98m x 1.68m)

Shower cubicle, WC, Wash hand basin, heated towel rail and part tiled walls

### **Bedroom Two**

9' 5" x 5' 9" (2.87m x 1.75m)

Window to the rear, fitted wardrobes, built in shelving and air con unit

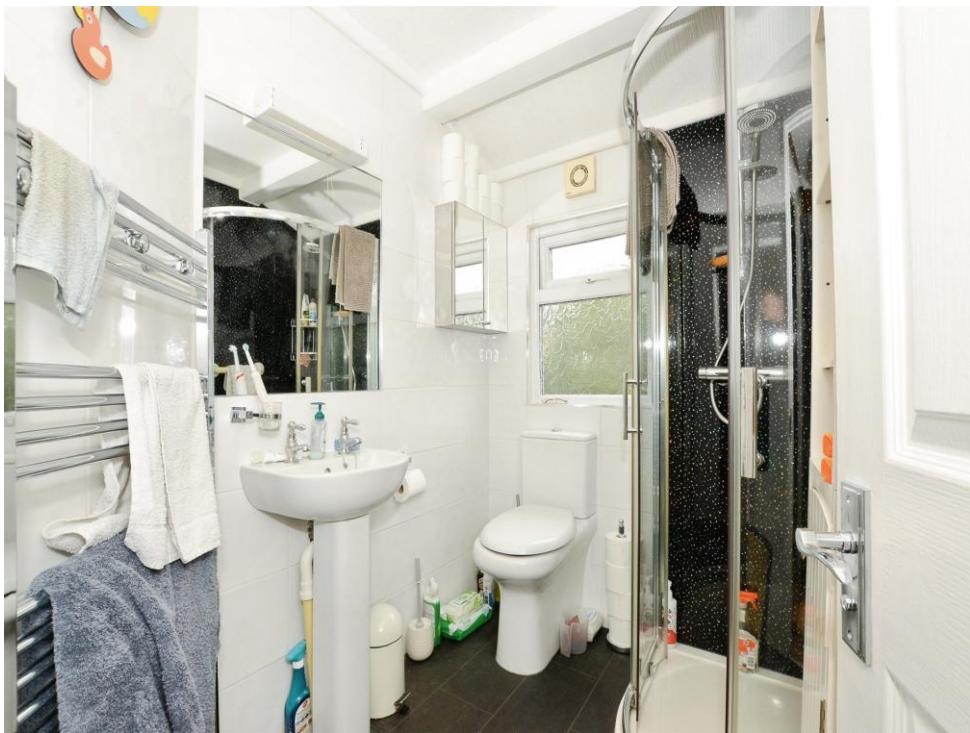
### **Front Garden**

private driveway to front, gated access to front garden

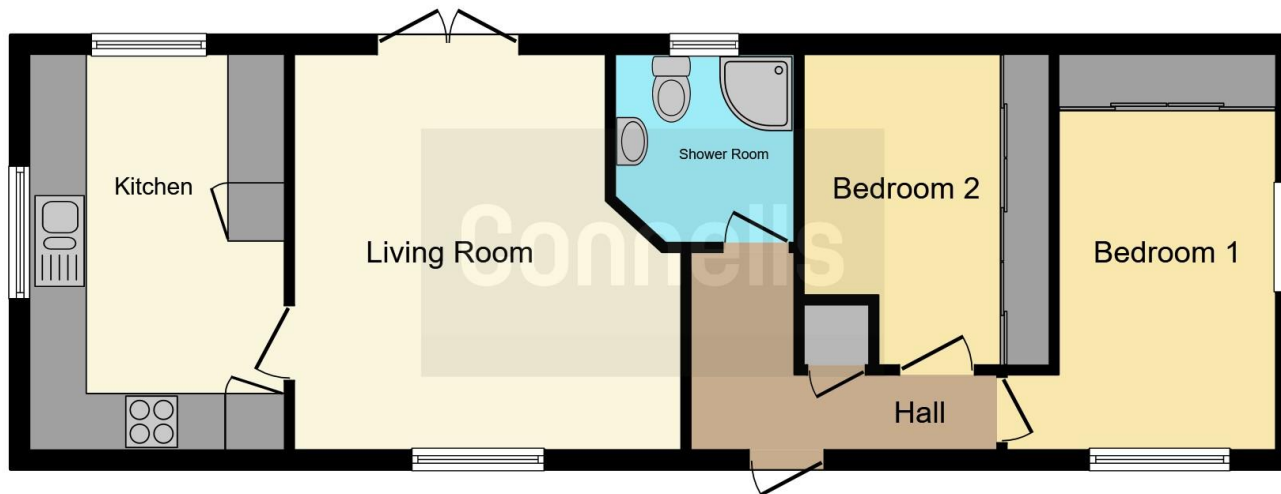
### **Rear Garden**

Raised decked area









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](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: Exempt  
Council Tax Band: Deleted

Tenure:

**view this property online [connells.co.uk/Property/HPN307032](http://connells.co.uk/Property/HPN307032)**

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.



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