



Paddock Close

Pepperstock, Hertfordshire

A brand new three bedroom bungalow forming part of this private gated development in a semi rural location. Good quality interior finish. Close to great motorway links, Luton Airport and within easy reach of Harpenden town centre.

What three words location: EDIT. OPEN. CIRCLE

Guide price £450,000

Paddock Close

Pepperstock, Hertfordshire, LU1 4LQ



- Brand new build
- Underfloor heating throughout
- Short distance to Harpenden, airport & junction 9
- 10 Year Guarantee
- Full fibre optic broadband cabled to house
- Two allocated parking spaces
- Private gated entrance
- Air source heat pump
- Semi rural location

Entrance Hall

Sitting Room

16'0" x 10'7" (4.88m x 3.24m)

Kitchen/Dinning Room

17'10" x 11'5" (5.45m x 3.48m)

Bedroom One

11'8" x 10'5" (3.56m x 3.2m)

En-Suite

Bedroom Two

12'5" x 7'0" (3.79m x 2.15m)

Bedroom Three/Study

10'7" x 8'0" (3.24m x 2.46m)

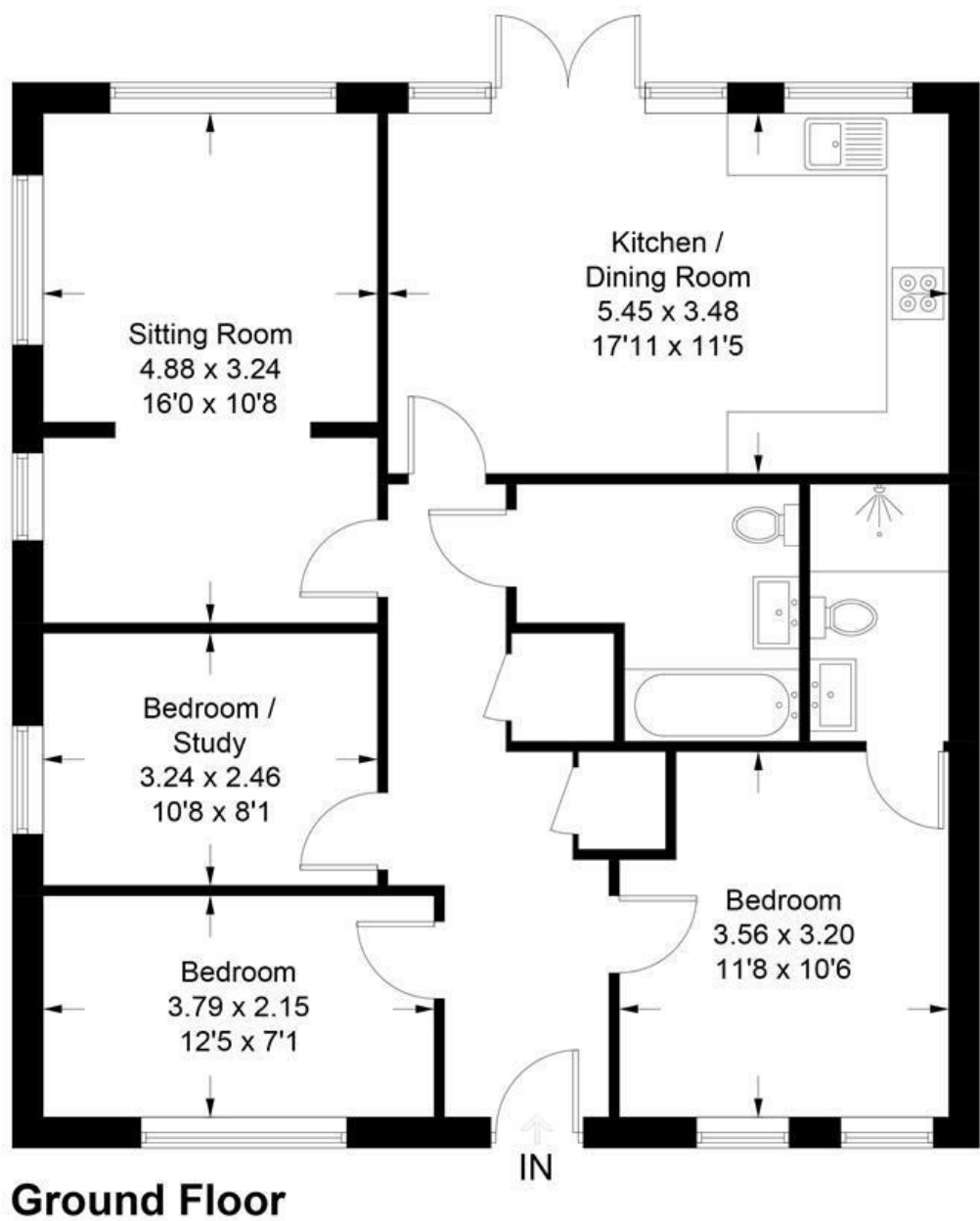
Bathroom





Paddock Close

Approximate Gross Internal Area = 86.2 sq m / 928 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1337799)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(54-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	