Whittaker & Co

THE PROPERTY PEOPLE









# 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

3 2 1

- Brand new build 10 Year Guarantee
- Full fibre optic broadband cabled to house
- Two allocated parking spaces
- Private gated entrance
- Air source heat pump
- Semi rural location
- Underfloor heating throughout
- Short distance to Harpenden, airport & junction 9
- Annual Service Charge £1,361.67

### 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

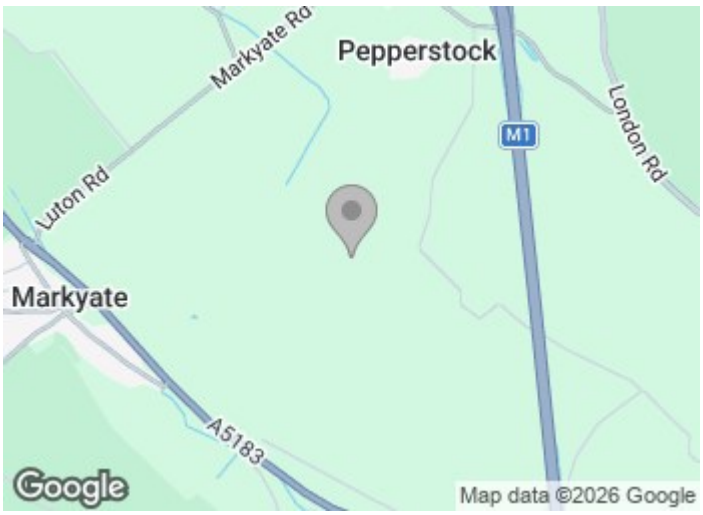
### Bedroom Two

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

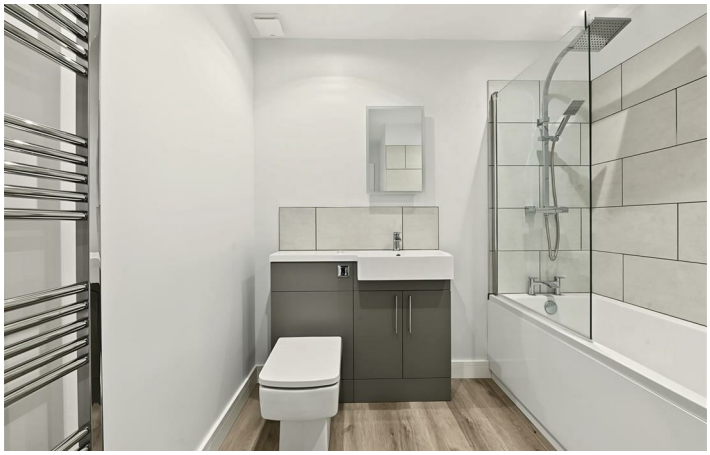
### Bedroom Three/Study

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

### Bathroom















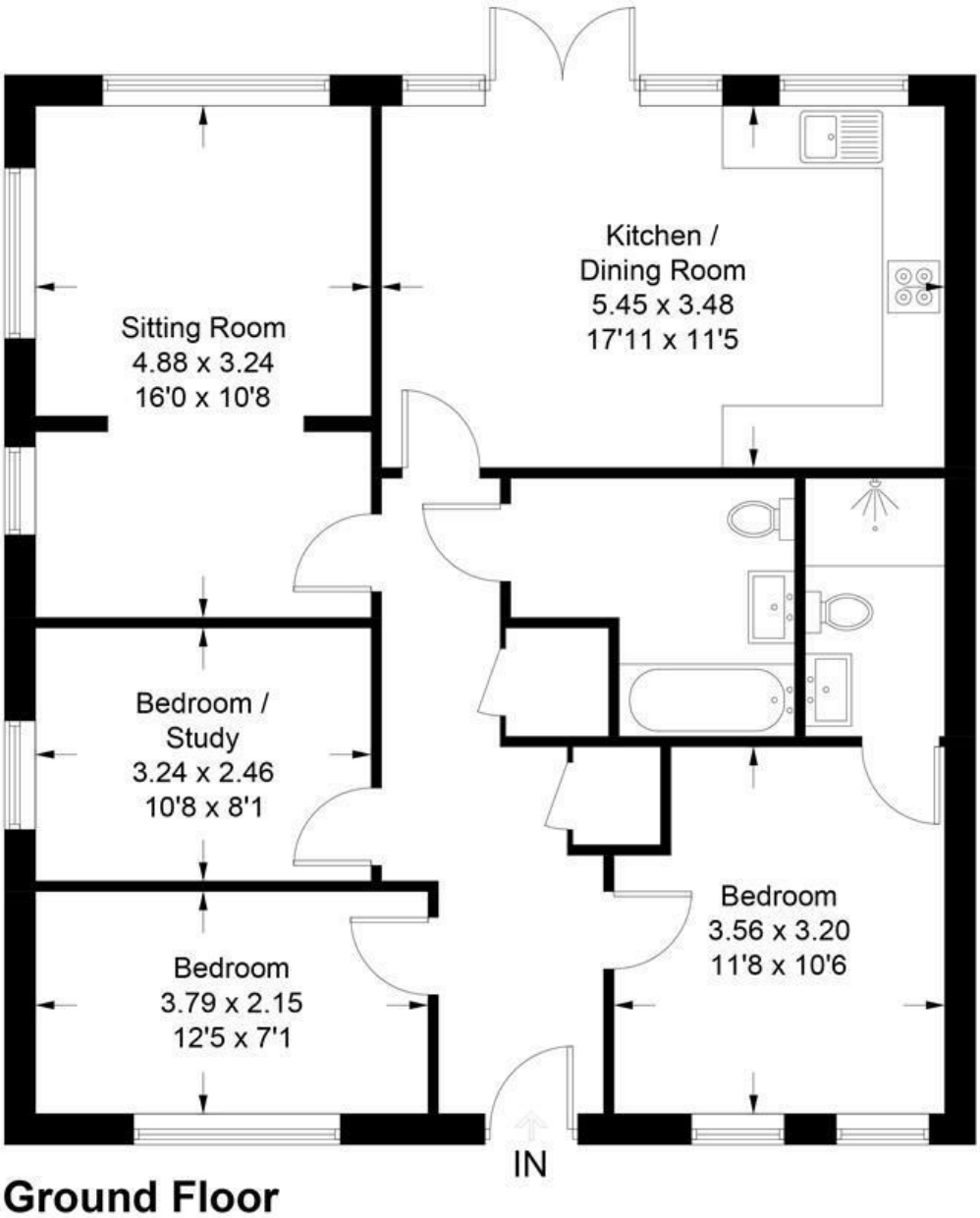




Floor Plan

# Paddock Close

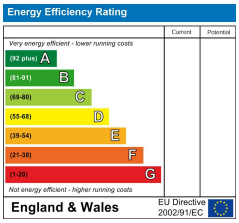
Approximate Gross Internal Area = 86.2 sq m / 928 sq ft

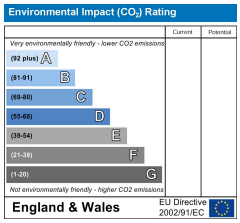



## Ground Floor

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)

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