

Connells

Brickhill Farm Park Homes
Pepperstock Luton

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Pepperstock Luton LU1 4LW

for sale
£150,000







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 Hamlet 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

Radiator and storage cupboard

Lounge

UPVC window to front aspect, French doors leading to garden, radiator, air conditioning unit

Kitchen

Double aspect UPVC windows to side and rear aspect, a range of wall and base units with electric oven and gas hob, space for washing machine, fridge freezer and slim line dishwasher, Worcester combination boiler, ceiling spotlights, stainless steel sink, and radiator

Bedroom One

UPVC windows to front and side aspect, fitted wardrobes and radiator

Shower Room

Luxury whit suite comprising of; shower cubicle, low level wc, wash hand basin, heated towel rail, extractor fan and shaver point, walls are part tiled

Bedroom Two

UPVC window to rear aspect, fitted wardrobes along one wall with desk area and shelving, air conditioning unit

Driveway

Private block paved with gated access leading to garden and front door

Front Garden

Selection of mature shrubs next to driveway

Rear Garden

Very private and secluded with views over open countryside, block paved and shingle patio area by the front door, very low maintenance and easy to look after, raised decking area with outside tap and lighting

Agents Note

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



















Total floor area 63.4 m² (683 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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50 High Street
HARPENDEN AL5 2SU

EPC Rating: Awaited

Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/HPN307250

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.

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