



4 Bedrooms



2 Bathrooms



2 Receptions

Freehold

Plot 2, Paddock Close: brand new 4-bed home, 1 of 6 in an exclusive gated development by Harpenden Building Solutions in Pepperstock village.

Description

Welcome to Paddock Close, a small private development of six, 3 & 4 bedroom houses and bungalows with fantastic countryside views. These homes perfectly blend country living with city life reachable in under 27 minutes. Each house layout is carefully thought out to offer a home style for everyone, with two allocated parking spaces for each property, complete with electric charging points. Plot 2 is a four bedroom mid-terraced home with 1460 sq ft of spacious accommodation. The ground floor comprises a large kitchen/dining room at the rear with integrated appliances, a separate living room, two double bedrooms, and a bathroom. On the first floor are two further double bedrooms and a bathroom. The property features underfloor heating and flooring throughout, and comes with two parking spaces. Viewings by prior appointment - call now for more information or to book a viewing! NB: CGI external image may differ slightly from the actual frontage of the property.

Location

Pepperstock, near Harpenden, offers access to major transport links. Close to Slip End village with a "Good" OFSTED school, shops, and pubs. Near M1 J10 and Luton Airport. Harpenden offers wider amenities and a fast rail link to London.

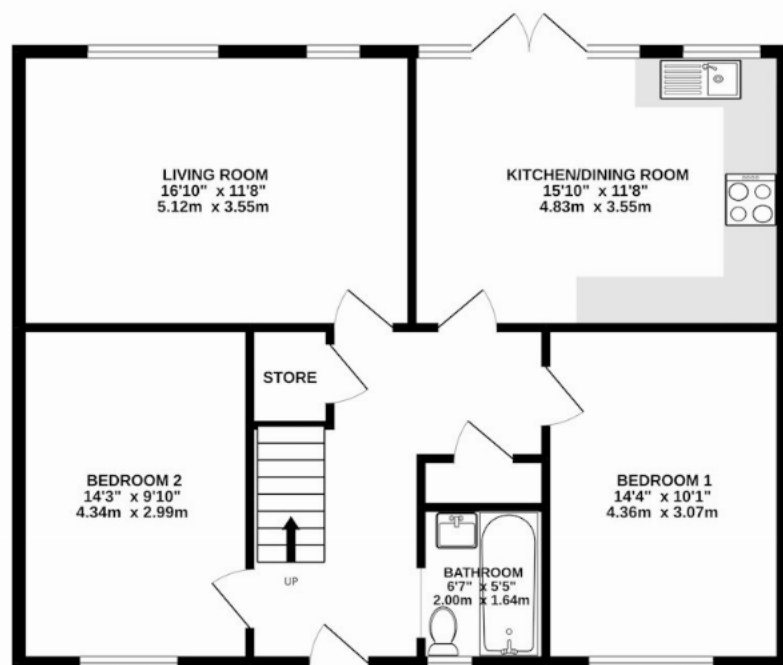


Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.

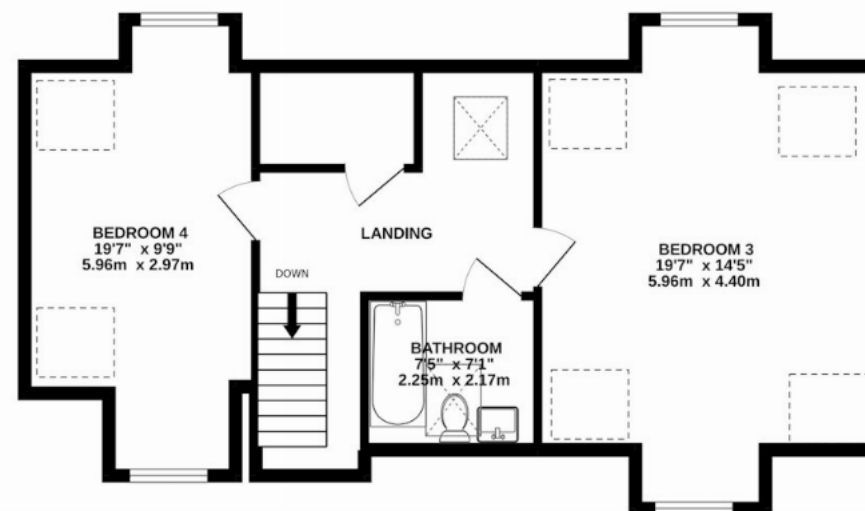




GROUND FLOOR
850 sq.ft. (78.9 sq.m.) approx.



1ST FLOOR
627 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 1460sq.ft. (135.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.