

for sale

£700,000 Freehold



Hilltop Farm Pipers Lane Aley Green Luton LU1 4DS

EXCITING REFURBISHMENT OPPORTUNITY INSIDE AND OUT -

A substantial four-bedroom detached family home offering approaching 2,000 sq. ft. of accommodation in a prime position within the highly sought-after village of Aley Green.

- Energy Rating: D
- Exciting refurbishment opportunity
- Four bedrooms, detached
- Generous garden
- Village location

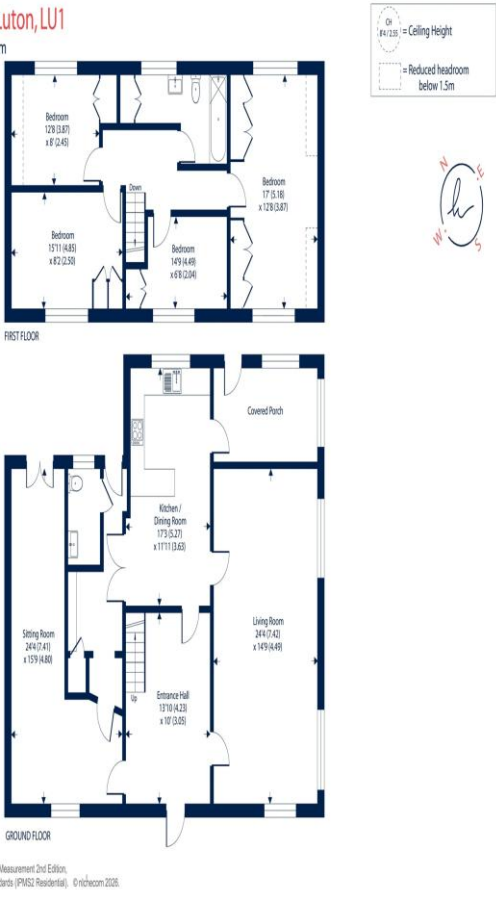
Property Details

- Entrance Hallway 13' 10" x 10' (4.22m x 3.05m)
- Downstairs Cloakroom
- Living Room 24' 4" x 14' 9" (7.42m x 4.50m)
- Sitting Room Irregular Shaped Room 24' 4" max x 15' 9" max (7.42m max x 4.80m)
- Kitchen/ Dining Room 17' 3" x 11' 11" (5.26m x 3.63m)
- Utility Area
- Landing
- Bedroom One 17' x 12' 8" (5.18m x 3.86m)
- Bedroom Two 15' 11" x 8' 2" (4.85m x 2.49m)
- Bedroom Three 12' 8" x 8' (3.86m x 2.44m)
- Bedroom Four 14' 9" x 6' 8" (4.50m x 2.03m)
- Bathroom
- Driveway
- Front Garden
- Rear Garden
- Note

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

Pipers Lane, Aley Green, Luton, LU1

Approximate Area = 1958 sq ft / 181.9 sq m
Limited Use Area(s) = 32 sq ft / 2.9 sq m
Total = 1990 sq ft / 184.8 sq m
For identification only - Not to scale



To view this property please contact Connells on

T 01582 760 131
E harpenden@connells.co.uk

50 High Street
HARPENDEN AL5 2SU

Property Ref: HPN307213 - 0029

Tenure:Freehold EPC Rating: D

Council Tax Band: G

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). ©inchroom 2020. Produced for Harpenden. REF: 1483064

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.