



115 Pepsal End Lane | Pepperstock | Beds | LU1 4LH

**115 Pepsal End Lane  
Pepperstock | Beds**

An exciting opportunity to purchase a rarely available, attractive Victorian former Luton Hoo estate cottage requiring refurbishment, close to Harpenden.

Outside there is a versatile brick outbuilding and good size gardens to the front and rear.

Pepperstock is a rural hamlet on the Beds/Herts border. There are local provisions shops and public houses in nearby Slip End. A more comprehensive range of amenities including a fast electrified rail service to London (St Pancras) and beyond can be found in the neighbouring towns of Harpenden & Luton.

**£199,950**



Multipane front door to:

**Enclosed Entrance Porch**  
Exposed brick and central light. Multipaned door to:

**Living Room 14'0 x 9'2 (4.27m x 2.79m)**  
Front aspect multipaned window. Double panelled radiator. Door to:

**Kitchen 14'0 x 11'10 (4.27m x 3.61m)**  
Range of base and wall mounted units with extensive work surface areas and inset one and a half bowl sink unit with swivel mixer tap. Space and plumbing for washing machine. Tumble dryer vent. Part tiled walls. Ceramic tiled floor. Rear aspect double glazed window. Radiator. Large built in understairs storage cupboard. Door to:

**Rear Lobby**  
Ceramic tiled floor. Fully tiled walls. Floor mounted oil fired boiler. UPVC double glazed door to side.

**Bathroom**  
Panel enclosed curve ended bath with curved shower screen and Hydroflow shower unit over. Concealed cistern WC. Wash hand basin with cupboards under. Fitted cupboards. Fully tiled walls. Double panelled radiator. Vinyl floor covering. Ceiling recessed downlighters. Hatch access to small loft space. Fitted mirror. Double glazed frosted window to rear aspect.

FIRST FLOOR

**Landing**  
Doors to:

**Bedroom One 17'8 max x 9'4 (5.38m max x 2.84m)**  
Front aspect multipane window. Radiator. Built in cupboard.

**Bedroom Two 12'0 x 9'10 (3.66m x 3.00m)**  
Radiator. Secondary glazed rear aspect window with views to rear. Built in cupboard. Hatch access to loft space.

**Bedroom Three 8'7 x 7'8 (2.62m x 2.34m)**  
Radiator. Multipaned secondary glazed rear aspect window.

OUTSIDE

**Front Garden**  
To the front there is a delightful and generous lawned garden with mature hedging and picket fence to front.

**Rear Garden**  
Immediately adjacent to the rear of the property is a small courtyard with access to a brick outbuilding. Lying to the rear of the property is a large hard stand, providing parking for numerous cars, beyond which is an area of lawn, with fencing and some mature hedging.

**Brick Outbuilding 21'2 x 8'1 (6.45m x 2.46m)**  
Two roughly equally sized rooms with pitched tiled roof, and within one of the rooms there is a brick storage cupboard.



Energy Performance Certificate

115 Pepsal End Road, Pepperstock, LUTON, LU1 4LH

Dwelling type:Mid-terrace house

Date of assessment:22 February 2013

Date of certificate:25 February 2013

Reference number:0903-2852-7822-9427-6181

Type of assessment:RdSAP, existing dwelling

Total floor area:81 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 3,564

Over 3 years you could save

£ 2,025

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 273 over 3 years	£ 150 over 3 years	<div>You could save £ 2,025 over 3 years</div>
Heating	£ 2,607 over 3 years	£ 1,083 over 3 years	
Hot Water	£ 684 over 3 years	£ 306 over 3 years	
Totals	£ 3,564	£ 1,539	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current

Potential

50

89

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 75	
2 Cavity wall insulation	£500 - £1,500	£ 543	
3 Floor insulation	£800 - £1,200	£ 174	

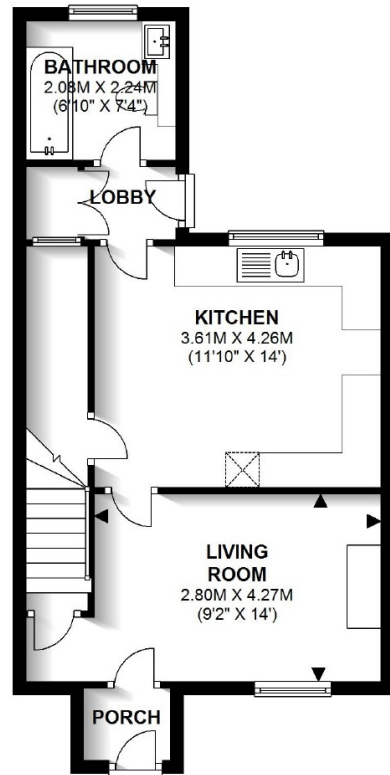
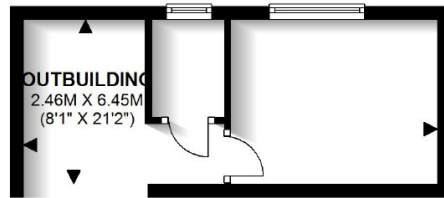
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Page 1 of 5

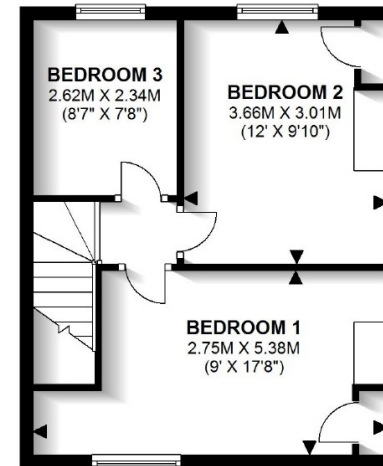
## GROUND FLOOR

APPROX. 43.7 SQ. METRES (470.5 SQ. FEET)



## FIRST FLOOR

APPROX. 35.1 SQ. METRES (378.0 SQ. FEET)



TOTAL AREA: APPROX. 78.8 SQ. METRES (848.5 SQ. FEET)

Sketch layout only. This plan is not drawn to scale and is for identification purposes only.  
Plan produced using The Mobile Agent.

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to clarify the information to you, especially if you are contemplating travelling to view the property.

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