



NOVA
ESTATE AGENTS



9 Mangrove Road, Luton, Bedfordshire, LU2 8QD

Uncover a rare gem in the serene village of Cockernhoe with this exceptional three bedroom mid terrace property. Enjoy exclusive access to the sought after Hitchin school catchment, making it ideal for families seeking educational excellence in a peaceful setting.

Immaculately maintained, the interior boasts three generously sized double bedrooms, providing ample space for rest and relaxation. The open plan living spaces seamlessly blend together, creating a versatile environment perfect for unwinding or entertaining.

The modern kitchen features sleek countertops and ample storage, catering to culinary enthusiasts of all levels. Outside, a large garden invites outdoor relaxation, while a spacious driveway accommodates up to six cars comfortably, ensuring convenience for residents and guests alike.

In summary, this property offers the perfect blend of tranquility, convenience, and modern comfort, making it an ideal place to call home. Call us now to arrange a viewing.

- Nova estate agents
- Rare find
- Three double bedrooms
- Modern kitchen and bathroom
- Driveway for 6 cars
- Large rear garden
- Hitchin school catchment
- Open plan kitchen/diner
- Village location

£450,000

GROUND FLOOR

1ST FLOOR



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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		