



Connells

Mangrove Road
Luton



Property Description

Connells Stopsley present an IMMACULATE two bedroom detached property located in the sought after Ramridge End. Mangrove Road briefly comprises an entrance hall, cloakroom, open plan lounge/diner and kitchen area. The upper floor contains two bedrooms and modern bathroom suite. Externally the property benefits from off street parking to the front, with the rear garden being a blend of patio and laid to lawn areas.

Locally just a short drive you can find the A505 which takes you to Hitchin where you can find further shops, restaurants and amenities. Luton Airport Parkway, Luton Station and London Luton Airport are also all within a short drive or bus ride away. Call Connells Stopsley to arrange your viewing appointment now!

Entrance Hall

Double glazed door to front. Radiator.

Cloakroom

Fitted with low level wc. Wash hand basin. Radiator. Partly tiled. Double glazed window to front.

Lounge / Diner

10' 3" x 17' 9" (3.12m x 5.41m)

Double glazed window to front. Double glazed patio doors to rear. Radiator.

Kitchen

10' 2" x 7' 7" (3.10m x 2.31m)

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Partly tiled. Electric oven. Gas hob. Cooker hood. Plumbing and space for appliances. Double glazed window to rear.

Landing

Double glazed window to side. Radiator. Loft access.

Bedroom One

10' 3" x 10' 4" + door recess (3.12m x 3.15m + door recess)

Double glazed windows to front and rear. Radiator.

Bedroom Two

10' 3" x 8' 1" (3.12m x 2.46m)

Double glazed windows to rear. Radiator.

Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps. Shower. Radiator. Shaver point. Partly tiled. Double glazed window to front.

Outside

Front Garden

Stoned driveway.

Rear Garden

Patio area. Laid to lawn.

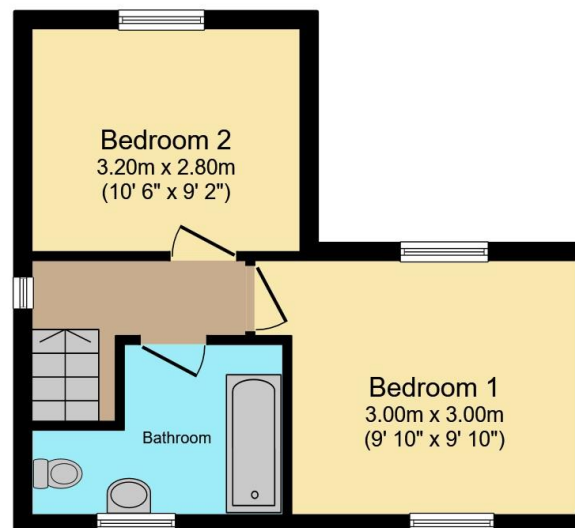








Ground Floor



First Floor

Total floor area 61.0 m² (656 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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Jansel House Parade 656 Hitchin Road Stopsley
 LUTON LU2 7XH

EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/STP308275



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.

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Property Ref: STP308275 - 0007