

for sale

offers in excess of

**£410,000** Freehold



**Mangrove Road Luton LU2 9BW**

Connells Stopsley present a three/four bedroom CHAIN FREE semi detached property. Mangrove Road briefly comprises an entrance hall, cloakroom, reception room/bedroom four, kitchen area, extended lounge and diner. The upper floor contains three bedrooms and a family bathroom suite.

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# Property Details

## Entrance Hall

Double glazed window to front. Door to side. Radiator.

## Cloakroom

Fitted with low level wc. Wash hand basin. Double glazed window to side.

## Lounge 10' 7" x 17' 3" ( 3.23m x 5.26m )

Double glazed window to rear. Double glazed patio doors to rear. Electric fire. Under floor heating. TV point.

## Dining Room 9' 2" x 9' 4" ( 2.79m x 2.84m )

## Reception / Bedroom Four 10' 6" x 11' 2" ( 3.20m x 3.40m )

Double glazed window to front. Radiator.

## Kitchen 9' 4" x 9' 8" ( 2.84m x 2.95m )

Fitted with wall and base units. Sink drainer. Work surfaces. Integrated appliances. Space for fridge freezer. Under floor heating. Electric hob. Cooker hood.

## Landing

Double glazed window to front. Loft access.

## Bedroom One 11' 1" x 9' 8" ( 3.38m x 2.95m )

Double glazed window to rear. Radiator.

## Bedroom Two 14' 3" x 9' 2" ( 4.34m x 2.79m )

Double glazed window to rear. Radiator.

## Bedroom Three 6' 8" x 10' 9" ( 2.03m x 3.28m )

Double glazed window to front. Radiator.

## Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps and shower attachment. Extractor fan. Partly tiled. Double glazed window to side.

## Outside

### Front Garden

### Rear Garden

## Outbuilding 7' 6" x 7' 5" ( 2.29m x 2.26m )

Fitted with wall and base units. Electric heating. Plumbing and space for appliances. Double glazed window to front. Double glazed door to side.





To view this property please contact Connells on

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LUTON LU2 7XH

Property Ref: STP308280 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: B

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.

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