



**Connells**

Mangrove Road  
Cockernhoe



# Mangrove Road Cockernhoe LU2 8QD

for sale offers in excess of  
**£435,000**



## Property Description

,Connells Stopsley present a three bedroom mid terraced property located in the sought after Cockernhoe village. Mangrove Road briefly comprises an entrance porch, entrance hall, lounge, kitchen/diner, utility, family bathroom and wetroom. The upper floor contains three generous bedrooms with one having an ensuite and a walk in wardrobe on the landing. Externally the property benefits from ample off street parking to the front of the property. To the rear the back garden, patio, decking and laid to lawn areas.

The property is just a short two-minute walk to Cockernhoe Primary School and the local park, making it an excellent choice for families. In terms of location, the home provides superb connectivity. Junction 10 of the M1 motorway, Parkway Thameslink train station, and London Luton Airport are all within easy reach, offering great convenience for commuters. Additionally, the property is within the sought-after catchment area for Hitchin Boys' and Girls' Schools, further enhancing its appeal as a perfect family home.

**Wet Room**

**Landing**

**Bedroom Two**

**Bedroom One**

**En Suite**

**Bedroom Three**

**Outside**

**Front Garden**

**Rear Garden**

**Outbuilding**

**Entrance Porch**

**Entrance Hall**

**Bathroom**

**Lounge**

**Kitchen/Dining Room**







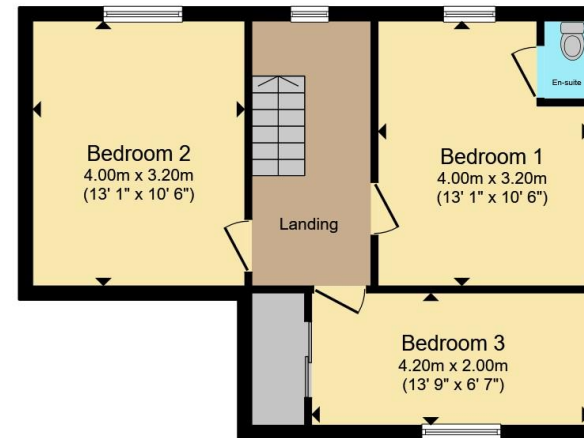








**Ground Floor**



**First Floor**

Total floor area 100.1 m<sup>2</sup> (1,077 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](http://www.propertybox.io)

**Connells**

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EPC Rating: D Council Tax  
Band: D

Tenure: Freehold

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