Whittaker&Co

THE PROPERTY PEOPLE









163A Manor Road

Caddington, LU1 4HJ

Modernised and remodelled approximately 4 years ago, a well designed house on three levels with open countryside views to the rear. The accommodation features a modern kitchen/breakfast room and a roomy lounge. On the first floor are the main bedroom with en-suite shower room, a second bedroom and a contemporary family bathroom. A further bedroom on the top floor makes an ideal child's room, home office or hobby space. Outside, the property offers off road parking to the front, a garage to the rear and an enclosed garden with a patio and lawn.

Guide price £450,000

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- A three bedroom end of terrace home over three floors
- Main bedroom with en-suite shower room, and views over open fields to the rear
- The village offers a range of amenities such as local shops, Post Office, pub/restaurants, gym, Doctors Surgery & Pharmacy, as well as good schooling nearby.
- Living room with bi-fold doors opening onto the rear garden and patio
- Gas central heating, and double glazing
- Harpenden centre 6.6 miles, St Albans City Centre 8.7 miles, Luton Parkway Station 6.7 miles
- Modern fitted kitchen/breakfast room with integrated oven and hob, plus a ground floor cloakroom
- Garage to the rear and off road parking to the front for two cars

GROUND FLOOR

Entrance Hall

Cloakroom

Living Room

13'8 x 13'4 (4.17m x 4.06m)

Kitchen/Breakfast Room

14'5 x 7'3 (4.39m x 2.21m)

FIRST FLOOR

Landing

Bedroom One

13'7 x 12'2 max (4.14m x 3.71m max)

En-Suite Shower Room

Bedroom Two

12'1 x 7'4 (3.68m x 2.24m)

Main Bathroom

SECOND FLOOR

Bedroom Three

13'7 x 13' max (4.14m x 3.96m max)

EXTERNALLY

Garage to rear

Off Street Parking to Front (2 Cars)

Rear Garden



Directions









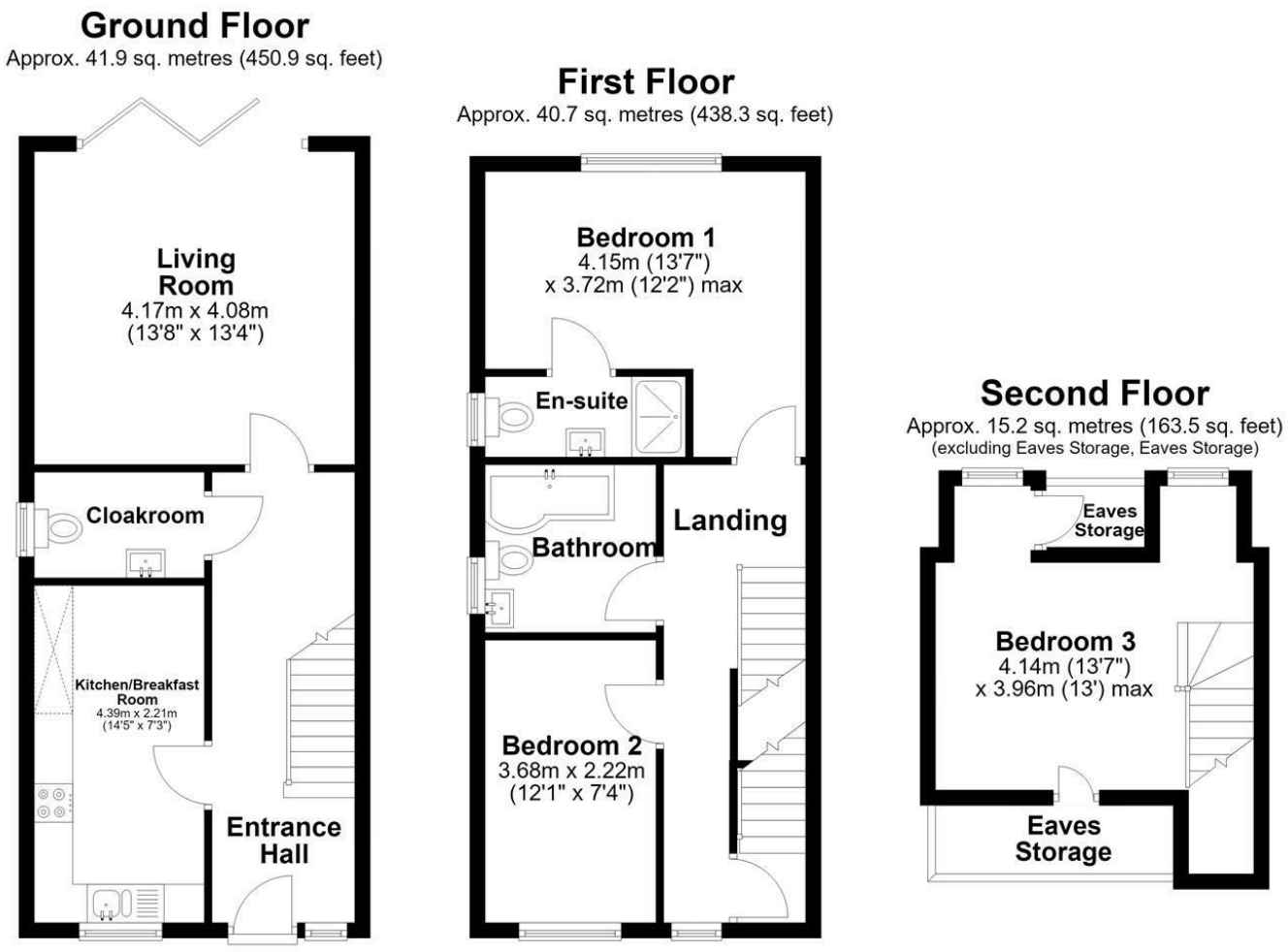








Floor Plan



Total area: approx. 97.8 sq. metres (1052.7 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.
Plan produced using PlanUp.

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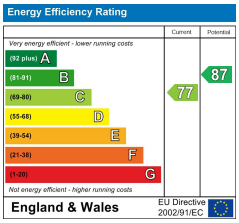

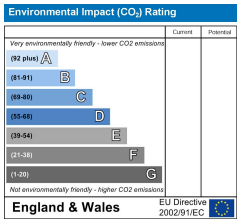

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