



Town & Country

99 Manor Road, Caddington

Guide Price £599,950



## 99 Manor Road

Caddington, Luton

- A Fantastic Opportunity To Own A Large Chalet Bungalow
- Four Double Bedrooms with Two En-Suites
- Large Entrance Hallway
- Fitted Kitchen/Breakfast Room with Utility Room
- 22ft Lounge with Doors to the Rear Garden
- Bedroom Four Currently Use As An Office
- Great Sized Plot with Electric Remote Controlled Gated Access For Parking
- Lovely Rear Garden with Large Patio and Covered Area At Rear with Hot Tub Included
- Double Glazed and Centrally Heated Throughout - Boiler Installed Jan '23
- Heart Of The Village Location - Must Be Viewed

Caddington is easily accessible from Luton and Harpenden, with a short drive to M1 Junctions 9, 10, and 11. It is also close to Luton Parkway Mainline Railway Station and London Luton International Airport.

Council Tax band: D

Tenure: Freehold



# 99 Manor Road

Caddington, Luton

Located on a fantastic corner plot on the very popular Manor Road and the sought after Hawthorne Crescent we offer this extremely well presented Four Bedroom Family Home, with a wealth of features and well proportioned rooms throughout.

Entering the property is via a large Entrance Hallway with doors to the lovely Lounge which has doors opening to the garden, a generous fully fitted Kitchen / Breakfast room which benefits from a separate Utility Room. The ground floor also has the added extra of Two Front Facing Bedrooms, the larger of which has an Ensuite, a Family Bathroom and a further Bedroom which is currently being used as a Study. On the first floor there is an additional bedroom which has an Ensuite as well access to the Large Storage space in the loft.

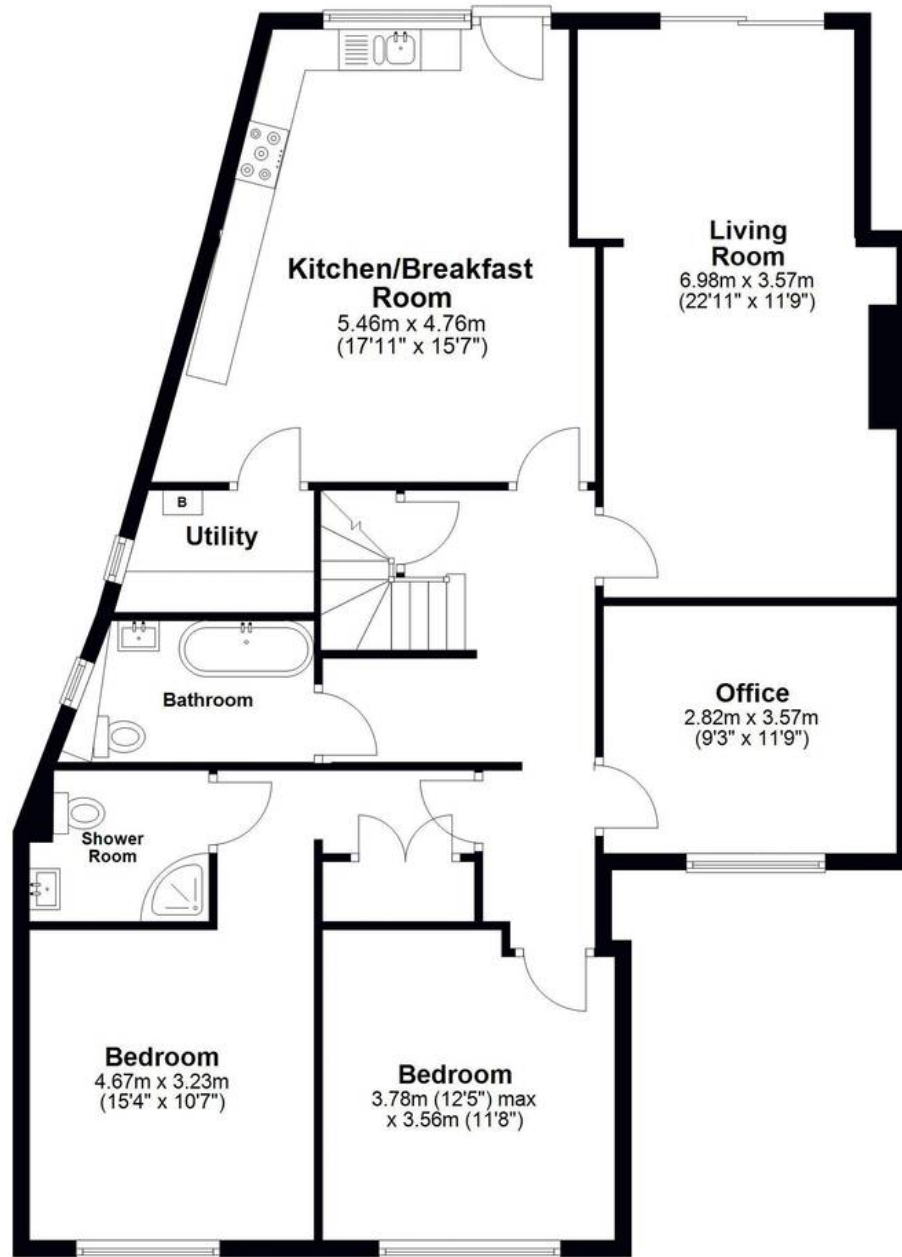
Externally, the home has an electric front gate with Parking for many vehicles and a sunny aspect Rear Garden with large Patio and a Covered Area at the rear currently used for a hot tub with full power and wifi installed, the hot tub is now included within the price! There is also an electric vehicle charging point that will remain with the property.

Caddington is easily accessible from Luton and Harpenden, with a short drive to M1 Junctions 9, 10, and 11. It is also close to Luton Parkway Mainline Railway Station and London Luton International Airport.



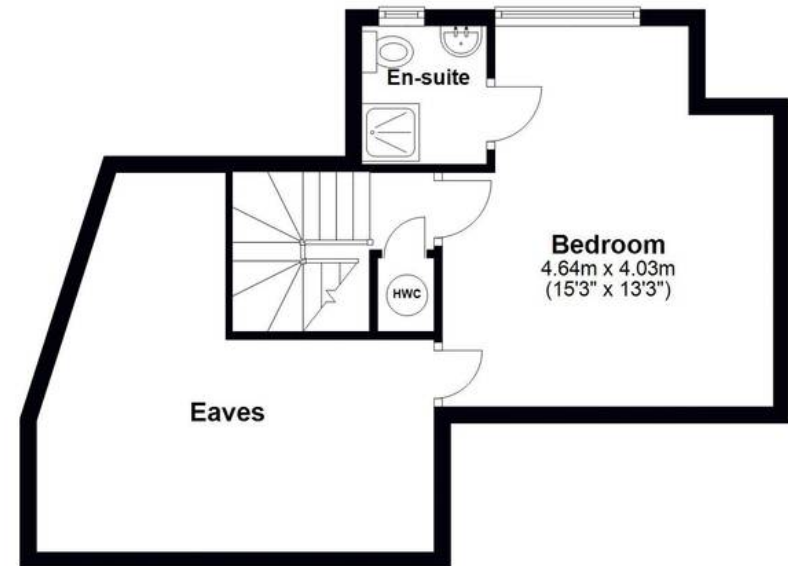
## Ground Floor

Approx. 122.1 sq. metres (1314.2 sq. feet)



## First Floor

Approx. 40.6 sq. metres (436.5 sq. feet)



Total area: approx. 162.6 sq. metres (1750.7 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
Plan produced using PlanUp.