



Town & Country

222 Mancroft Road, Aley Green
£675,000



222 Mancroft Road

Aley Green, Luton

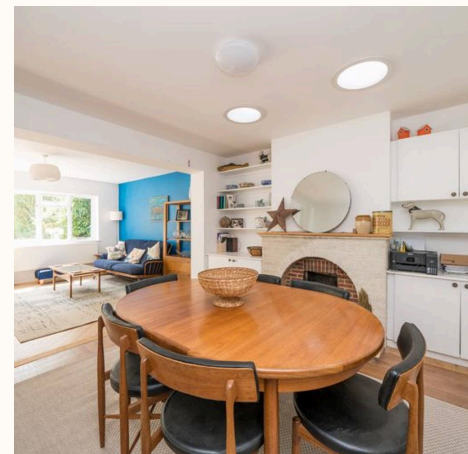
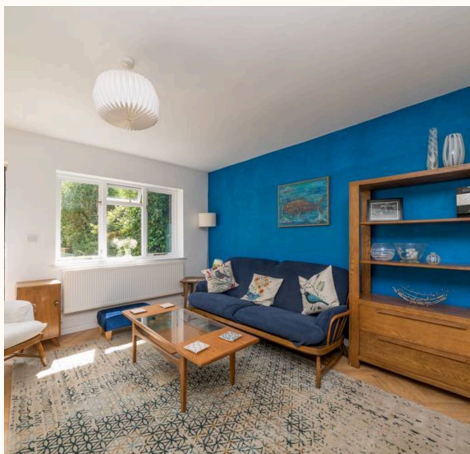
- Detached Bungalow On Great Plot With Sunny Aspect Rear Garden
- Semi Rural Location
- Open Plan Lounge/Diner/Family Area
- Modern Fitted Kitchen
- Utility Room
- Sitting Room/Bedroom 4
- Ground Floor Bedroom
- Ensuite Bathroom
- 2 First Floor Bedrooms and Bathroom
- Vacant Possession - View ASAP

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



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Extended detached bungalow located within the semi rural location hamlet of Aley green, near Caddington village.

The ground floor features a front aspect sitting room/potential bedroom and main double bedroom complimented by an ensuite bathroom. Further along the spacious hallway is the family bathroom and utility room with the open plan kitchen/dining/ family area to the rear overlooking the attractive, sunny aspect rear garden. The first floor provides 2 bedrooms (one is currently utilised as a dressing room) both benefitting from a modern fitted bathroom.

Externally the large south facing rear garden features patio areas, extensive lawn area and mature shrubs and trees..

The frontage provides off road parking for numerous vehicles, with the property set back from the road.

Aley Green is a small hamlet situated on the outskirts of Caddington village on the Herts/Beds border between Dunstable (3.5 miles), Luton (2 miles) and Harpenden (6.5 miles). Local villages Markyate and Slip End are within a 5 minute drive away.

Travel links include: Bus links to local towns Luton, Dunstable and Hemel Hempstead. The M1 Motorway with Junctions 9 (5 Miles) and 10 (3 Miles). The Thameslink Railway to London St. Pancras International, London is accessible via Luton Parkway Station London-Luton International Airport: Domestic/European and international flights (4.5 Miles).



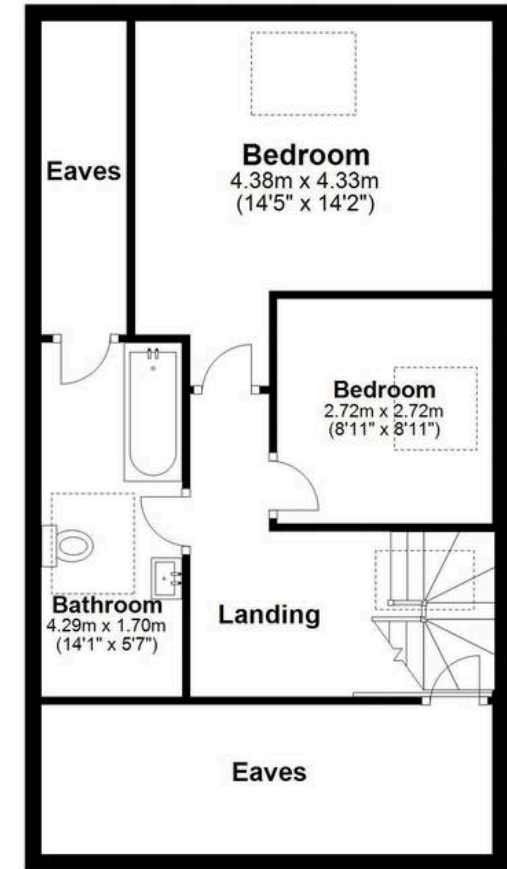
Ground Floor

Approx. 128.9 sq. metres (1387.7 sq. feet)



First Floor

Approx. 55.5 sq. metres (597.0 sq. feet)



Total area: approx. 184.4 sq. metres (1984.6 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.