



# MANTONS

ESTATE AGENTS

2 Bedroom Semi-Detached for Sale - £325,000

Mangrove Green, Cockernhoe, Hertfordshire, LU2 8QE



## KEY FEATURES:

- DATING BACK TO THE EARLY 1800'S • TWO GENEROUS SIZE BEDROOMS • OLDER EXTERIOR WITH A MODERN INTERIOR • STYLISH REFITTED KITCHEN/DINER • MODERN FOUR PIECE BATHROOM SUITE • DECORATED TO A CONTEMPORARY THEME • SMOOTH CEILINGS & REPLACEMENT BOILER • CLOAKROOM

## Description

MANTONS ESTATE AGENTS are pleased to offer for sale this characterful two bedroom semi detached cottage, oozing charm in the popular village of Cockernhoe with no upper chain complications.

Constructed in the late 1800's this property offers the perfect blend of historic architecture with a modern twist. Decorated to a contemporary theme throughout with neutral floor coverings, smooth ceilings & a replacement boiler. Private East facing rear garden, four piece bathroom suite & open-plan refitted kitchen/diner are just a few of the attributes this impressive property has to offer.

In brief the property comprises; 12ft living room, cloakroom, fitted kitchen with ample units & counter space, dining area with double doors opening to the rear garden & stairs rising to the first floor. On the first floor are two generous size bedrooms & a spacious four piece bathroom suite.

Further benefits include double glazed windows & doors, gas central heating serviced via replacement boiler (2019), front garden providing ample off road parking, private East facing rear garden with paved patio.

Viewings come highly recommended, contact Mantons Estate Agents to arrange a visit.

Mangrove is a small hamlet in the quaint village of Cockernhoe, this particular property overlooks a beautiful open green to the front. Junction 10 of the M1 motorway, Parkway Thames Link train station & London Luton airport are all within easy reach. Cockernhoe Primary & Hitchin Boys & Girls High are the school catchments.

## Additional Information

EPC Rating F. Council Tax Band E. 770 sqft (Approx.)



### Ground Floor

Approx. 35.7 sq. metres (384.7 sq. feet)



### First Floor

Approx. 35.9 sq. metres (386.2 sq. feet)



Total area: approx. 71.6 sq. metres (770.9 sq. feet)