



**BRADFORD
& HOWLEY**

HARPENDEN | MARSHALSWICK | ST ALBANS

Mancroft Road, Caddington, LU1 4EJ

£540,000

Mancroft Road, Caddington, LU1 4EJ

A well presented and proportioned chalet style property with superb versatile accommodation, pleasantly situated in a delightful elevated position in the popular village of Caddington.

The accommodation comprises: entrance hall, dual aspect living/dining room, a good size kitchen, THREE GROUND FLOOR BEDROOMS, stylish family bathroom, first floor master bedroom with en-suite shower room, double garage with roof terrace, OFF-STREET PARKING, established front and rear gardens.

Caddington is a popular village, close to Harpenden and convenient for the M1 Junction 9.



ACCOMMODATION

Entrance Hall

Access via front entrance door to the entrance hall, radiator, coving, doors to bedrooms two and three, door to bathroom, door to cloakroom.

Living/Dining Room

33'9 x 11'3 (10.29m x 3.43m)

Delightful dual aspect room with double-glazed bay window to front, three radiators, double-glazed multi-pane style doors to rear garden, wall-light points, feature fireplace, engineered wood flooring, coving, door to kitchen, staircase to first floor, door to bedroom four/office.

Kitchen

8'11 x 14'5 (2.72m x 4.39m)

Double-glazed window to rear, part double-glazed door to garden, superb range of floor and wall-mounted units and drawers with worksurfaces over, incorporating one and a half bowl stainless steel sink unit with side drainer and mixer tap, part-tiled walls, tiled floor, space for range style oven, space for American style fridge/freezer, plumbing for dishwasher and washing machine, radiator, wall mounted gas central heating boiler, coving.

Bedroom Two

10'10 x 9'6 (3.30m x 2.90m)

Double-glazed window to front elevation, radiator.

Bedroom Three

9' x 10' (2.74m x 3.05m)

Double-glazed window to side, radiator, engineered wood flooring.

Family Bathroom

7'10 x 10' max (2.39m x 3.05m max)

Stylish white suite comprising Victorian roll top bath with mixer tap and hand-held shower attachment, low level WC, wash-hand basin with cupboards below, tiled shower cubicle with shower over, tiled floor, heated chrome effect towel radiator, opaque double-glazed window to side, useful built-in storage cupboard.



Bedroom Four/Office

13'2 x 8'8 (4.01m x 2.64m)

Double-glazed window to rear, radiator, wood laminate flooring, independent door to front.

Cloakroom

White suite comprising low level WC, wall mounted wash-hand basin with mixer tap, radiator.

First Floor

Bedroom One

6'7 x 13'5 (2.01m x 4.09m)

Double-glazed windows to front and side, radiator, useful built-in walk-in wardrobe.

En-Suite Shower Room

7'7 x 6'6 (2.31m x 1.98m)

White suite comprising low level WC, pedestal wash-hand basin, curved shower cubicle, opaque double-glazed window to rear.

Outside

Immediately to the rear of the property is a patio area with steps leading to a lawned garden with plant and shrub borders, raised rear patio area, gated side access.

Front Garden

Lawned area with shrub borders and steps leading to front door.

Parking

15'8 x 18'1 (4.78m x 5.51m)

Double garage with roof terrace and off-street parking in front.

Viewing Information

BY APPOINTMENT ONLY WITH BRADFORD & HOWLEY, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

Environmental Impact Rating

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.





Ground Floor

Approx. 95.3 sq. metres (1025.6 sq. feet)



First Floor

Approx. 26.5 sq. metres (285.6 sq. feet)



Total area: approx. 121.8 sq. metres (1311.2 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.
The total square area does not include the garage.
Plan produced using PlanUp.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans and measurements, these are not guaranteed and they do not form part of any contract. We have not tested any of the services, equipment or fittings. No persons in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase price. You may download, store and use the material for your own personal use. You may not republish the material in any format without the consent of Bradford & Howley.

Energy Efficiency Rating		Current	Potential
44-48	A		
49-54	B		
55-59	C		
60-64	D		
65-69	E		
70-74	F		
75-79	G		
80-100		59	75

Not energy efficient - higher running costs
England & Wales
E3 | Effective 2002/01/01