



30 & 32 Mansfield Road, Luton, LU4 8NA

Offers In Excess Of £500,000

****ADDITIONAL LAND****

Benjamin Stevens are pleased to present this three bedroom end of terrace property on Mansfield Road LU4, close to local amenities and public transport

The property comprises of two receptions, three double bedrooms, kitchen and family bathroom.

This is has a fantastic development opportunity as it has two garages that comes with the property that has the potential to build an additional property (Subject to planning)

Call vendors sole agent, Benjamin Stevens now

External



Side access through to the rear garden

Hallway

Doors leading to all rooms, stairs leading upstairs, laid to carpet

Reception One 12'8" x 13'9" (3.87 x 4.21)



Bay window to front aspect, laid to carpet and fireplace

Kitchen 11'0" x 12'5" (3.36 x 3.79)



Range of wall and base units, 1/2 stainless steel sink with drainer board and mixer tap, integrated fridge/freezer, plumbed for was in machine, fully tiled, frosted window to side access and door leading to rear garden

Kitchen Alternate View 11'0" x 12'5" (3.36 x 3.79)



Reception Two 11'8" x 23'1" (3.58 x 7.04)



Window to side aspect, double doors leading to rear garden, laid to carpet and fireplace

Reception Two Alternate View 11'8" x 23'1" (3.58 x 7.04)



Bedroom One 17'3" x 13'9" (5.26 x 4.21)



Bay window to front aspect, laid to carpet

Bedroom One Alternate View 17'3" x 13'9" (5.26 x 4.21)



Bedroom Two 11'4" x 12'10" (3.47 x 3.92)



Window to rear aspect, built in storage, laid to carpet and feature fireplace

Bedroom Three 12'2" x 12'4" (3.71 x 3.76)



Double doors leading to balcony

Bathroom 7'7" x 7'8" (2.32 x 2.34)



Panelled bath with shower attachment and mixer tap, wall attached pedestal sink with separate taps, low level W/C, tiled walls, wood effect flooring and a frosted window to side aspect

Garden



Garden Alternate View



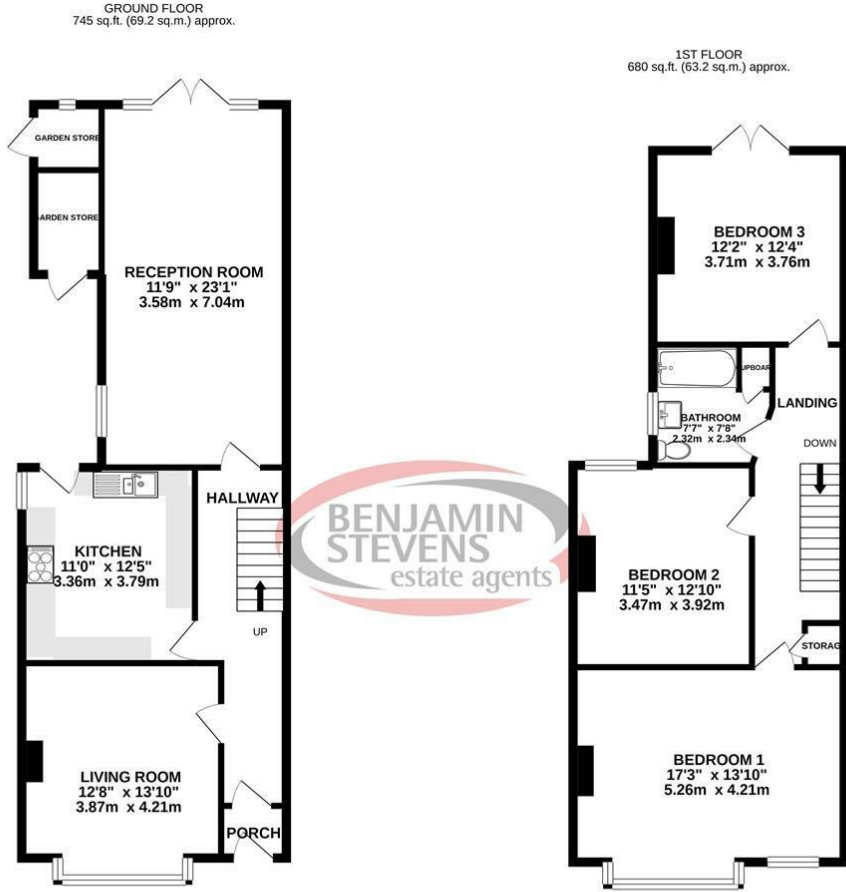
Rear Aspect



Garages



Floor Plan

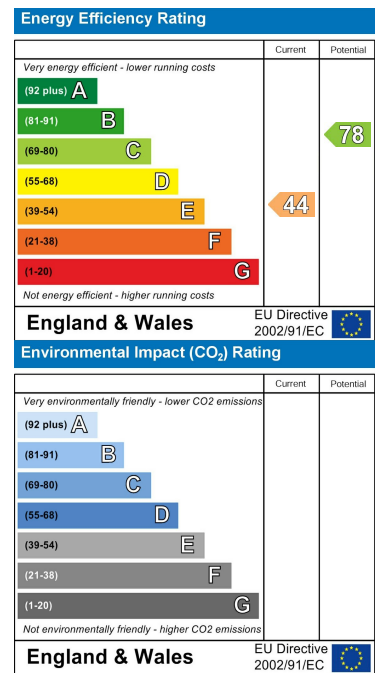


TOTAL FLOOR AREA: 1425 sq.ft. (132.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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