



Elliot Heath
ESTATE AGENTS

10 Goodey Meade, Benington
Guide Price **£375,000**

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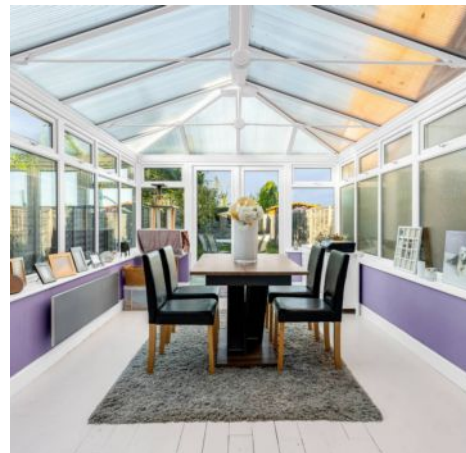
Benington, Stevenage

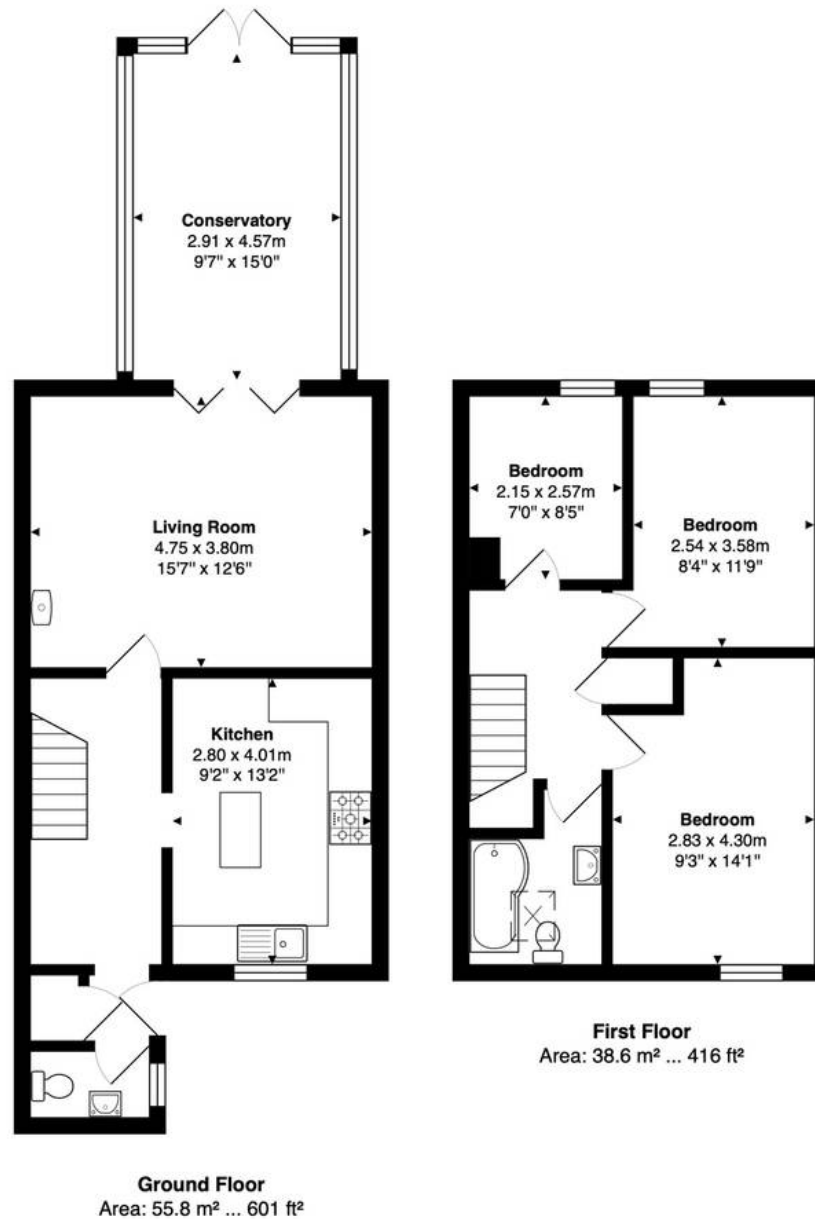
Spacious 3-bed family home in Bennington village. Entrance hall, wc, kitchen, living room, conservatory, modern bathroom. 75' garden, parking. Features nearby amenities and rail links to London. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

Entrance Hallway

With stairs rising to first floor landing, wood flooring, electric panel heater, built in storage cupboard, access to:

Downstairs WC

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising dual flush wc, wash hand basin, wood flooring, tiled splash back areas, radiator.

Kitchen

9' 2" x 13' 2" (2.80m x 4.01m)

With double glazed window to front aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in oven, hob with extractor over, integrated fridge/freezer, space and plumbing for washing machine and dishwasher, island unit, tiled splash back areas, tiled flooring.

Living Room

15' 7" x 12' 6" (4.75m x 3.80m)

With wood flooring, wood burning stove, electric wall heater, bespoke fitted TV/shelving unit, bi fold door to:

Conservatory

9' 7" x 15' 0" (2.91m x 4.57m)

Of double glazed and brick construction with double doors opening onto the rear garden, wood flooring, electric wall heater.

First Floor Landing

With built in storage cupboard and doors to:

Bedroom One

9' 3" x 14' 1" (2.83m x 4.30m)

With double glazed window to front aspect, electric wall heater.



Bedroom Two

8' 4" x 11' 9" (2.54m x 3.58m)

With double glazed window to rear aspect, wood effect flooring, electric wall heater.

Bedroom Three

7' 1" x 8' 5" (2.15m x 2.57m)

With double glazed window to rear aspect, electric wall heater.

Bathroom

With Velux window to front aspect. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, dual flush wc, vanity unit with inset wash hand basin, fully tiled, heated towel rail.





FRONT GARDEN

Low maintenance paved front garden enclosed by a brick wall.

REAR GARDEN

The good size westerly aspect rear garden measures approximately 75' mainly laid to lawn with patio seating area, large timber garden shed and gated rear access.

ALLOCATED PARKING

1 Parking Space

One allocated parking space.







Elliot Heath Estate Agents

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