



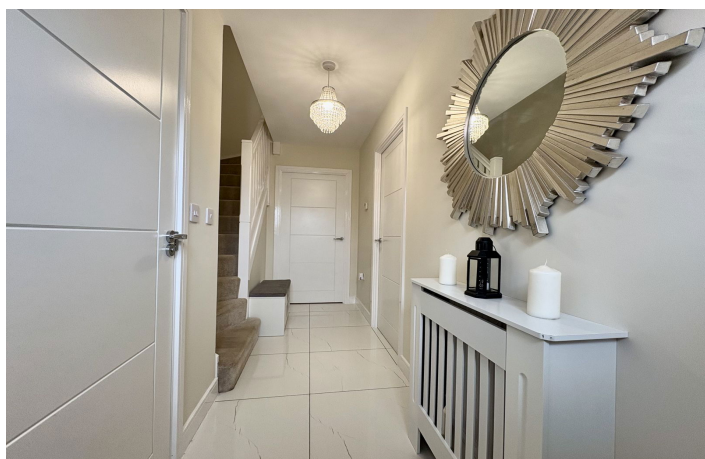
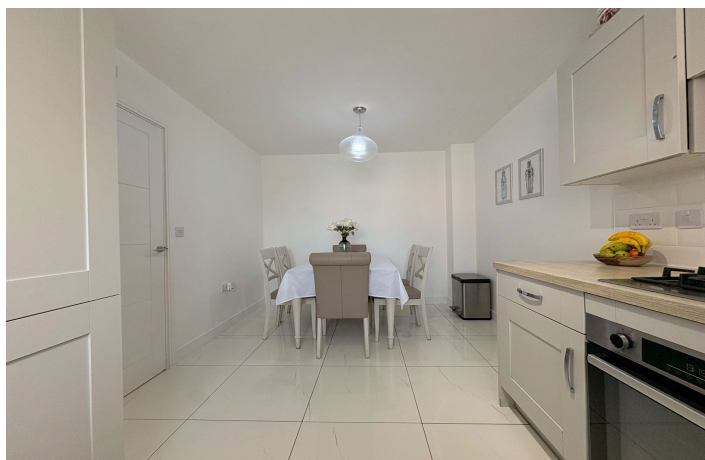
Arnold Drive, Cawston

Guide Price £350,000

 3  2

Caldecott Property are delighted to present this modern three-bedroom semi-detached home in the sought-after area of Cawston, offered in excellent condition and benefitting from the remainder of its NHBC warranty. The property features a welcoming entrance hall, guest WC, a stylish fitted kitchen to the front, and a spacious lounge with French doors opening into a light and airy conservatory, creating flexible living space. Upstairs offers three bedrooms, including two doubles, with the main bedroom boasting an ensuite, plus a contemporary family bathroom. Externally, there is a low-maintenance enclosed rear garden with patio and a multi-car driveway to the side. Further benefits include gas central heating, double glazing, and neutral décor throughout, making this home move-in ready. With excellent local schools, amenities, and superb transport links including direct trains to London Euston in under 50 minutes, early viewing is highly recommended.

- Sought after Location
- 3 Bedrooms
- Private Rear Garden
- Remaining NHBC Warranty
- Close to Schools
- Great Transport Links



Floor Area: 1014 sq. ft.

Tenure: Freehold

Service Charge: £ per annum

Ground Rent: £ per annum

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

