



Connells

Goodman Drive
Leighton Buzzard



Property Description

Are you looking for all the space of a house without the hassle of maintaining a garden? This coach house could be perfect for you!

Offering two bedrooms, a large open plan living space and potential to convert the garage and loft space! Located in the increasingly popular Sandhills development, close to shops, schools, astral lake and the A505 bypass, giving ease of access to Milton Keynes, Hemel Hempstead, and the M1!

Give us a call today to book a viewing!

Entrance

Double Glazed front door. Personal door to garage. Stairs up to:

Landing

Double glazed window. Cupboard housing hot water tank. Radiator. Loft access. Carpeted flooring.

Lounge

18' 1" x 10' 11" (5.51m x 3.33m)
2 double glazed windows. Radiator. Fireplace. Laminate flooring.

Kitchen

9' 7" x 6' 8" (2.92m x 2.03m)
Double glazed window. Fitted kitchen with wall and base units. Work surfaces with tiled splashback. 1.5 bowl sink and drainer. Space for fridge freezer. Plumbing for washing machine. Gas hob with cooker hood over. Electric oven. Radiator. Tiled flooring.

Bedroom One

10' x 8' 9" (3.05m x 2.67m)
Double glazed window. Radiator. Carpeted flooring.

Dressing Area

6' 6" x 4' 10" (1.98m x 1.47m)

Bedroom Two

10' x 8' 9" (3.05m x 2.67m)
Double glazed window. Radiator. Carpeted flooring.

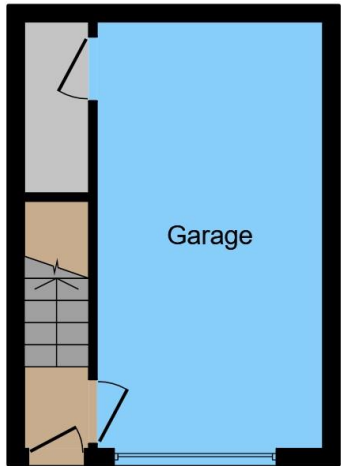
Bathroom

Double glazed window. WC. Wash hand basin. Radiator. Bath with shower over. Extractor fan. Shaver socket. Tiled flooring.

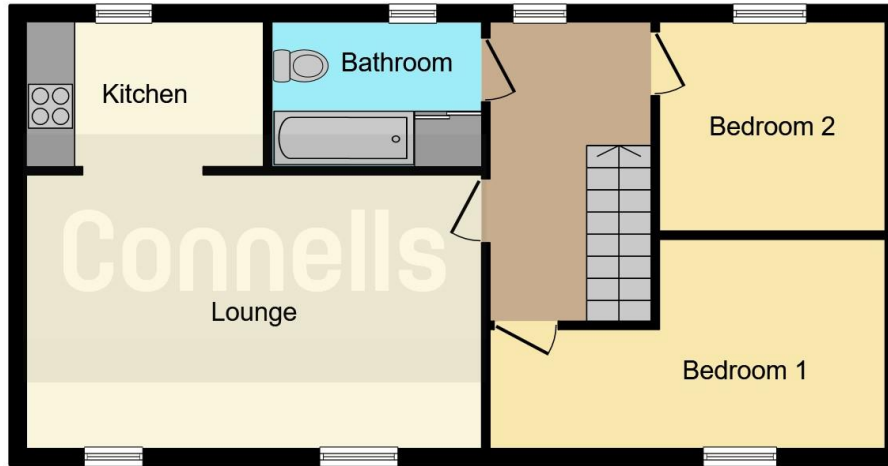
Garage

Up & over door. Power. Light.





Ground Floor



First Floor



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/LBC310413

This is a Leasehold property with details as follows; Term of Lease 157 years from 01 Apr 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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