



Goodman Drive, Leighton Buzzard
LU7 4UL

Offers In Excess Of
£15,000



Goodman Drive, Leighton Buzzard

DESCRIPTION

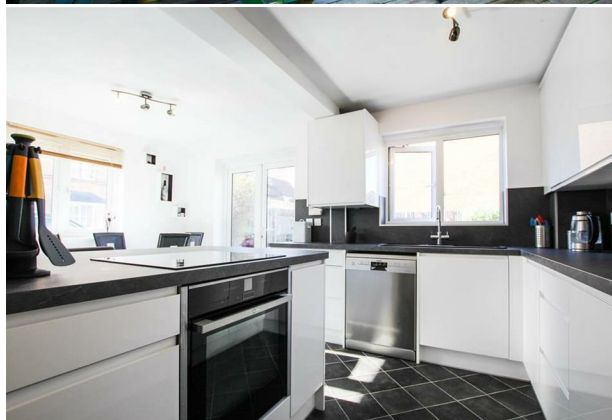
A fantastic opportunity to purchase this extended four-bedroom semi-detached family home, ideally situated on the edge of the highly sought-after Sandhills Estate and within the Greenleas Lower School catchment area.

The property is spread over three floors and offers generous, versatile living accommodation. The ground floor features a spacious lounge, a modern kitchen/diner opening onto a fully enclosed mature rear garden, a utility room, and a cloakroom. The first floor comprises two to three well-proportioned bedrooms, including the main bedroom with an en-suite, and a contemporary family bathroom. A loft conversion on the top floor provides two further bedrooms, ideal for family or guest use.

Externally, the property benefits from a garage located under a coach house, and the enclosed rear garden offers both privacy and space for outdoor living.

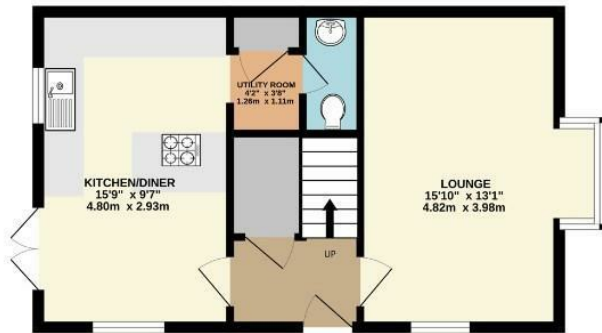
Offered with no upper chain, this superb home is ready for its next owners to move straight in.

Benefitting from excellent transport links by road and rail, being close to the mainline railway station with access into London Euston, and major road routes running north and south. There are well regarded schools within walking distance of the property.

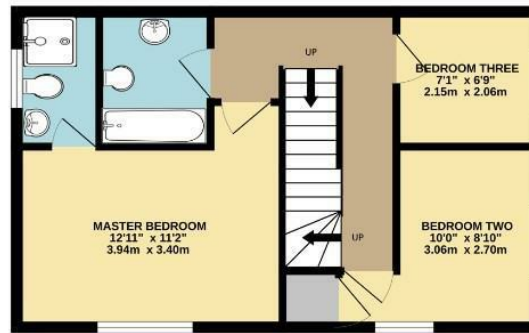




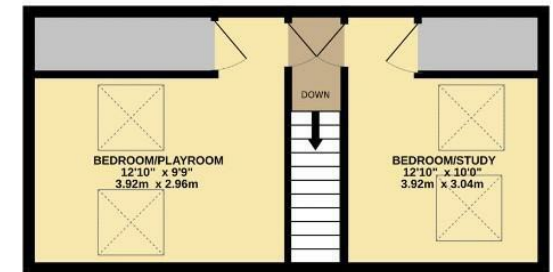
GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



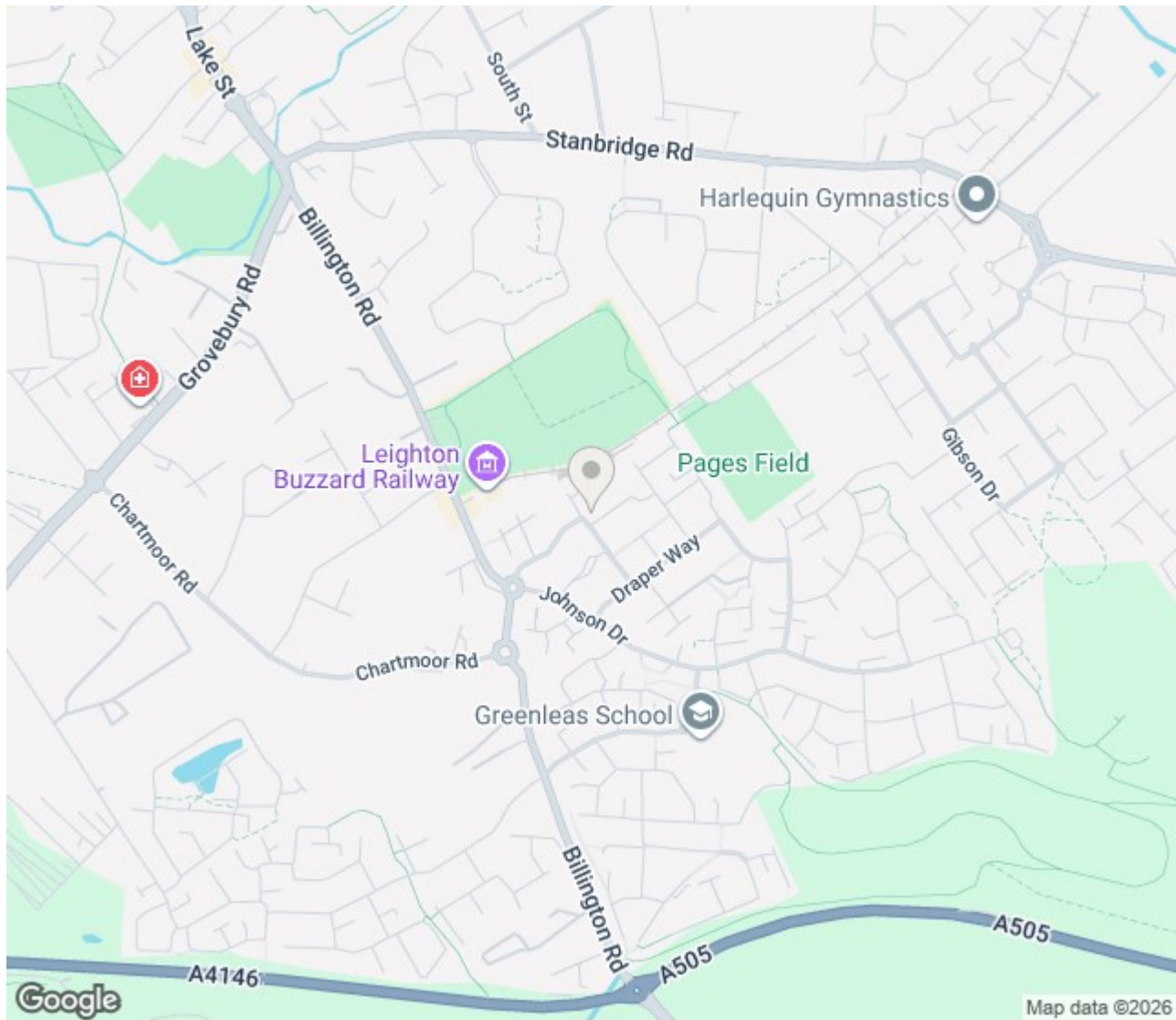
2ND FLOOR
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 1168 sq.ft. (108.5 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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Thinking of Selling?

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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	74	
(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	