



Connells

Goodwin Drive,
Arlesey.

Goodwin Drive,
Arlesey, SG15 6AN.

For Sale offers over
£600,000



Property Description

Goodwin Close, Arlesey provides excellent transport links by road or rail to London and the commute by train to King's Cross and St Pancras takes just 38 minutes. It also has direct access to the A507, A602 and the A1 motorway, making it an ideal choice for first time buyers and commuters.

Arlesey benefits from a good range of amenities including village stores, post offices, medical practice & pharmacy, pubs, restaurant plus beauty salons & barbers. The larger towns of Hitchin and Letchworth are just a short drive away with plenty to offer including many restaurants, high street stores, cafes, pubs, banks, cinema and leisure centre.

Key Features

- EV charging station - still within warranty.
- Good school catchment area.
- Garage with parking space to the front.
- Newly built development.
- Spacious accommodation.
- Well presented throughout.
- Cloakroom, bathroom, and en-suite.
- Good size kitchen/diner.



Internal

Ground Floor:

Entrance Hall

Entrance door, carpet laid throughout, and radiator fitted.

Cloakroom

Fitted suite comprising of a WC, wash-hand-basin, extractor fan, and radiator fitted.

Lounge

Double glazed dual aspect windows, carpet laid throughout, radiator fitted, and double glazed French doors leading to the rear garden.

Kitchen/Diner

Fitted suite comprising of a selection of grey wall and base units with grey worktop surround, integrated oven with gas hob and extractor hood, dishwasher, and washing machine, sink-drainer, combi-boiler, white tiled flooring and part-tiled walls laid throughout, space for a dining table, double glazed window, and side door leading to the rear garden.

First Floor:

Landing

Carpet laid throughout.

Master Bedroom

Double glazed dual aspect windows, carpet laid throughout, radiator fitted, benefiting from built-in wardrobes.

En Suite

Fitted suite comprising of a shower cubicle, WC, wash-hand-basin, shaving point, tiled walls and flooring laid throughout, and double glazed window.

Bedroom Two

Double glazed window, carpet laid throughout, and radiator fitted.

Bedroom Three

Double glazed window, carpet laid throughout, and radiator fitted.

Family Bathroom

Fitted suite comprising of a bath-tub with shower-over, WC, wash-hand-basin, tiled flooring and part-tiled walls laid throughout, and radiator fitted.

Second Floor:

Landing

Carpet laid throughout, double glazed sky light, and radiator fitted.

Bedroom Four

Double glazed window, carpet laid throughout, and radiator fitted.

Bedroom Five

Double glazed window, carpet laid throughout, and radiator fitted.

External

Front Garden

Established shrubs to either side of the property and path leading to entrance door.

Rear Garden

Patio area laid to lawn with fence surround and access to garage.

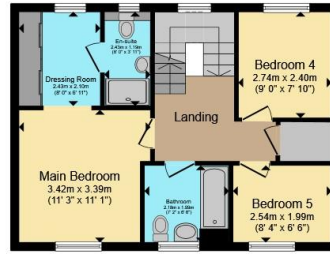
Garage

Garage with parking space situated to the rear of the property with additional access through the rear garden.

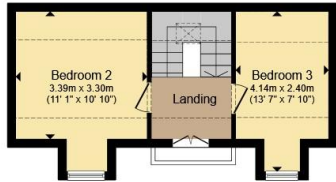




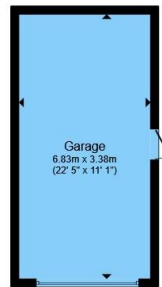
Ground Floor



First Floor



Second Floor



Garage

Total floor area 152.2 m² (1,638 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

T 01462 685 271
E letchworth@connells.co.uk

6 Station Parade
LETCWORTH SG6 3AR

EPC Rating: B Council Tax
Band: F

view this property online connells.co.uk/Property/LCH309645

Tenure: Freehold



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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