



Goodman Drive  
Leighton Buzzard, LU7 4UJ

Offers In Excess Of £220,000



QUARTERS  
YOUR NEXT MOVE

# Goodman Drive

Leighton Buzzard, LU7 4UJ

We are delighted to offer for sale this two bedroom semi-detached coach house, located on this popular modern development. The property is presented to the market in good decorative order with accommodation comprising: open plan lounge/diner, kitchen, two bedrooms, store room and a bathroom. Additional benefits include double glazing, gas heating, garage plus an additional parking space. Viewing is highly recommended.

## Location:

The ever popular location of Goodman Drive is located in the thoughtfully planned residential development of Sandhills, enjoying a close proximity to multiple green spaces and play areas, including Astral Park and Astral Lake, and within walking distance of sought after schooling, local shops and amenities. The location further benefits from excellent transport links, with regular public transport and road links via the A505 and A5 providing easy access to the neighbouring towns of Aylesbury, Bedford and Milton Keynes. The nearby Junction 11A of the M1 provides road links to London and further afield.

## Ground Floor:

Enter via the front door to a bright and airy hallway with a door to the right opening to the garage, and there are stairs leading to the first floor.





#### First Floor:

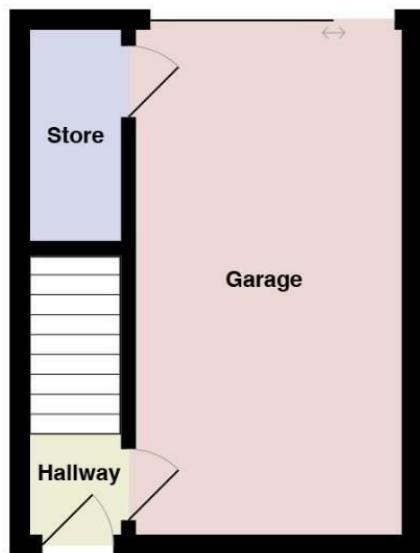
The generous landing provides access to both bedrooms, bathroom, lounge/diner and the loft. The lounge/diner is a generous 18ft with dual windows to the front, the room comfortably would allow various furnishings to suit all needs. Through an opening to the rear is the well proportioned kitchen which has a range of base and wall units, integrated oven and hob plus space for additional white goods. The master bedroom is complimented by a dressing room space with fitted wardrobes. A further double bedroom sits to the rear aspect and is also well proportioned. The bathroom completes the first floor and is fitted with a three piece suite comprising of a low level WC, vanity wash hand basin and panel bath with shower over.

#### Outside/Garage:

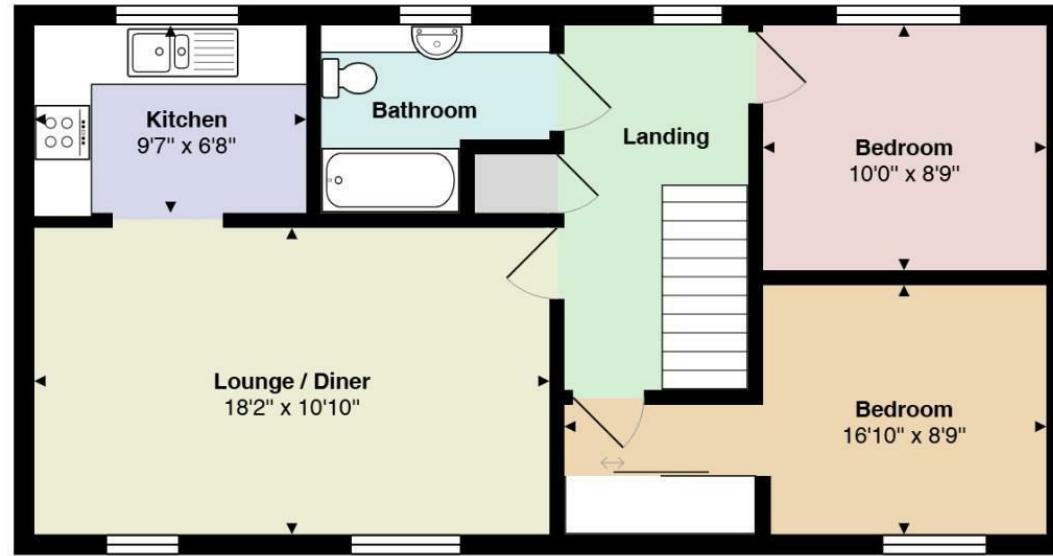
To the front is a paved path extending to the front door with a neat shingled garden area. Sat to the rear is a good sized garage which is large enough for a car. A store is conveniently located within the garage. There is parking to the front of the garage.

Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

## Floor Plan



**Ground Floor**



**First Floor**

**Total Area: 867 ft<sup>2</sup>**

All measurements are approximate and for display purposes only

## Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.