



Goodwin Drive  
Arlesey, Beds. SG15 6AN

CHRIS MACSWEENEY



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# Goodwin Drive

Price - £425,000

**A fabulous semi detached family home located within walking distance of Arlesey station**

**Goodwin Drive was built approximately 6 years ago (retaining the remainder of its 10 year builders guarantee) and has established itself as a desirable, family friendly development, conveniently placed for commuters.**

## **MEASUREMENTS**

**LOUNGE – 17'1 x 12'0 (5.21m x 3.66m)**

**KITCHEN/DINER 17'1 x 12'0 (5.21m x 2.64m)**

**BEDROOM ONE 14'4 x 11'0 (4.37m x 3.35m)**

**BEDROOM TWO 10'0 x 8'9 (3.05m x 2.67m)**

**BEDROOM THREE 10'0 x 8'6 (3.05m x 2.59m)**

**BATHROOM 7'1 x 5'10 (2.16m x 1.78m)**

## **Accommodation**

### **Ground floor**

The entrance hall is a good size gives access to a kitchen/diner, lounge, downstairs WC and understairs storage. The kitchen/diner provides a spacious dining area that can accommodate a large dining table. The kitchen has been further updated and provides appliances to include a washing machine, dishwasher, fridge/freezer, double oven and gas hob with extractor above. The lounge has a modern and attractive design and can comfortably accommodate plenty of seating and furniture and provides double doors to a private and enclosed garden.

### **First Floor**

There are three bedrooms upstairs, all of which can comfortably fit a double bed. The master bedroom has fitted wardrobes and an ensuite shower. The family bathroom houses a modern white suite with heated towel rail and a tiled floor.

### **Outside**

A decent sized rear garden presents as part lawn and part patio with a fenced boundary, and gives access to a large hot tub. An outside tap and double socket have been fitted. A gate to the rear gives further access to two parking spaces – one immediately adjacent to the rear of the garden and the other under a car port, just next to the property.





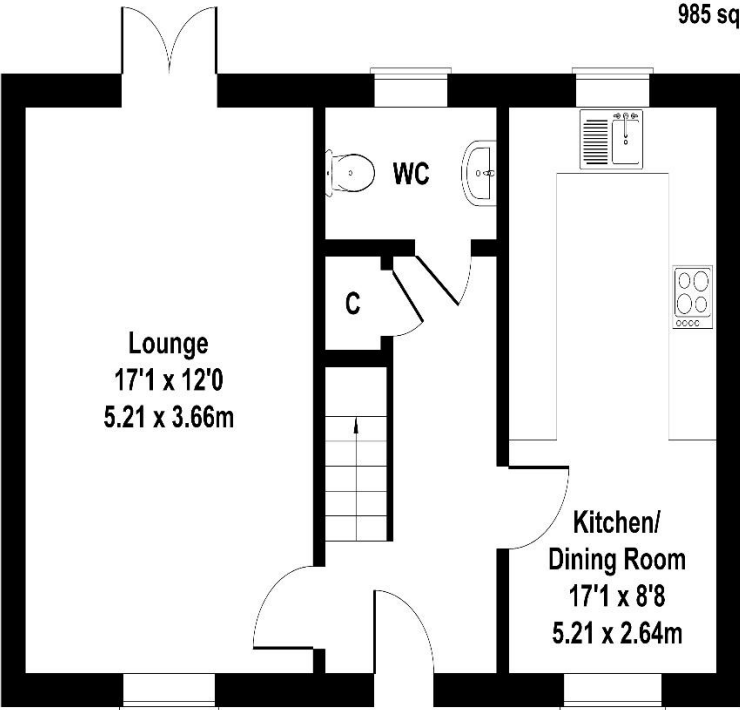
Call Chris MacSweeney to arrange a viewing on 07468 48 88 18



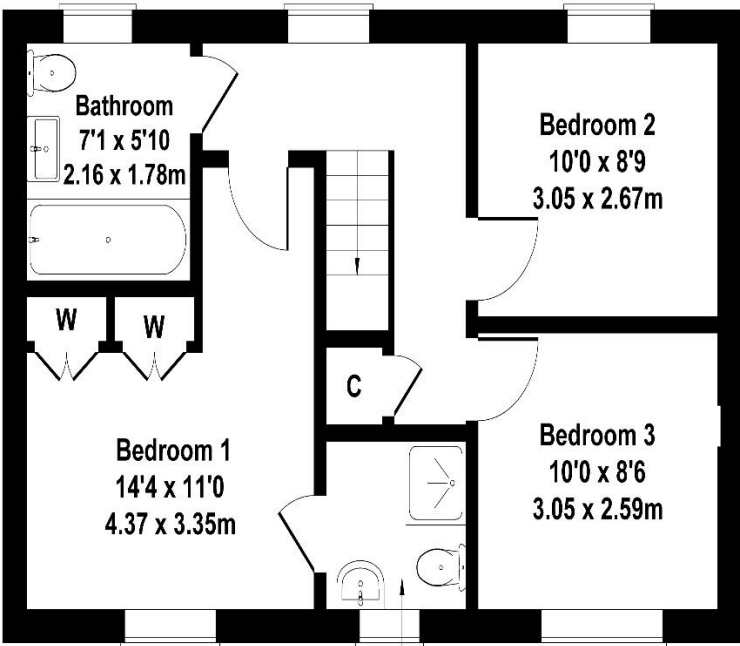
FLOORPLAN

Goodwin Drive

Approximate Gross Internal Area  
985 sq ft - 92 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 95 A      |
| 81-91 | B             | 84 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.