

Cauldwell

PROPERTY SERVICES



10 Tatling Grove

Walnut Tree, Milton Keynes, MK7 7EQ

Offers Over £440,000



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, 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. Made with HERSOFT 12/24

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ENTRANCE HALL

Composite double glazed door to front. Obscure double glazed windows to sides. Electric heater. Doors to living room and cloakroom.

CLOAKROOM

Double glazed obscure window to front. Two piece suite comprising close coupled wc and wash hand basin in vanity surround. Heated towel rail.

LIVING ROOM

13'1", 55'9" x 15'3" max (4,17 x 4.65 max)
Double glazed window to front. Radiator. Fitted understairs storage units and shelving. Television point. Arch to kitchen/diner.

KITCHEN/DINER

15'3" x 8'8" (4.65 x 2.65)
Double glazed window to rear and double glazed door and windows to rear. Vertical radiator. Re-fitted range of wall and base units with worksurfaces. Range style oven, two electric ovens, grill, microwave five ring hob and extractor hood. Integral dishwasher, fridge and washing machine. One and half bowl sink drainer and mixer tap. Inset LED lighting. Arch to dining room.

DINING ROOM

15'3" x 7'1" max (4.66 x 2.16 max)
Double glazed window to rear. Double glazed door to side. Radiator. Storage cupboard. Tiled flooring. Cupboard concealed central heating boiler. Door to family room.

FAMILY ROOM/OFFICE

16'1" x 7'9" (4.91 x 2.38)
Double glazed window to front. Radiator. Television point.

FIRST FLOOR LANDING

Stairs from living room. Access to boarded loft space with drop down ladder. Airing cupboard. Additional landing area with fitted solar tube and stairs rising to loft room with under stairs storage cupboard.

LOFT ROOM

16'9" x 7'8" (5.13 x 2.36)
Double glazed sky light window to rear. Radiator. Fitted glass balustrade. Television point.

SHOWER ROOM

Double glazed window to rear. Two double glazed sky light windows to either side with vaulted ceiling. Three piece suite comprising double shower cubicle with mains shower and shower attachment, wash hand basin in vanity surround and close coupled wc. Extractor fan. LED lighting. Heated towel rail.

BEDROOM ONE

12'5" x 8'9" max into recess (3.80 x 2.69 max into recess)
Double glazed window to front. Radiator. Television point. Wardrobe recess space with fitted rails and curtains.

BEDROOM TWO

10'2" x 8'9" (3.10 x 2.67)
Double glazed window to rear. Radiator.

BEDROOM THREE

13'6" x 7'6" max (4.13 x 2.30 max)
Double glazed window to front. Radiator. Built in wardrobe.

BEDROOM FOUR

7'6" x 6'2" (2.31 x 1.89)
Double glazed window to front. Radiator. Fitted shelving and storage.

BATHROOM

Double glazed obscure window to rear. Three piece suite comprising bath with mains shower over, close coupled wc and wash hand basin. Heated towel rail. Extractor fan. LED lighting. Tiled walls and flooring.

FRONT GARDEN

Block paved driveway parking. Mature well stock flower beds and hedge border.

REAR GARDEN

Rear width patio area with rendered retaining wall leading up to lawn area. Mature well stocked flower beds and borders. Double timber shed with power. Outside tap.

All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. **MORTGAGE & FINANCIAL** - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A**

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Road Map



Hybrid Map



Terrain Map



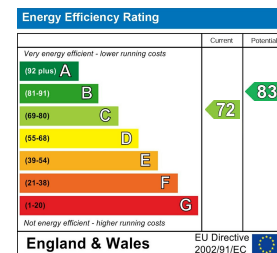
Floor Plan



Viewing

Please contact our Cauldwell Property Sales Office on 01908 304480 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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