

Cauldwell

PROPERTY SERVICES



8 Mavoncliff Drive, Milton Keynes, MK4 3DP

£319,995

DRAFT DETAILS FOR APPROVAL

Cauldwell are delighted to offer for sale an immaculate Two Double Bedroom Semi-Detached Home in Tattenhoe

This beautifully presented two double bedroom semi-detached home offers an ideal blend of modern living and timeless charm. Situated in the sought-after area of Tattenhoe, this property has been lovingly maintained and updated to a high standard throughout.

Upon entering, you are welcomed by a bright entrance hall leading to a re-fitted kitchen, complete with contemporary units and stylish finishes. The ground floor also boasts a re-fitted cloakroom for convenience, a spacious lounge dining room, perfect for entertaining or family meals.

Upstairs, you'll find two generously sized double bedrooms, both thoughtfully designed to maximize comfort and storage. The re-fitted family bathroom is finished to an exceptional standard, featuring modern fixtures and fittings.

ENTRANCE



Entrance through front door into entrance hall. Stairs leading to first floor. Door to downstairs cloakroom. Door to kitchen. Door leading to kitchen. Door to Lounge/dining room.

CLOAKROOM

Refitted two piece suite. Low level wc, wash hand basin with mixer tap. Part tiled walls.

KITCHEN 9'7" x 5'7" (2.93 x 1.72)



Refitted kitchen fitted with a range of wall and base units. Work surfaces incorporating sink and drainer with mixer tap. Built in double oven, four ring hob and extractor over. Space for fridge freezer. Plumbing for washing machine. Tiled floor. Double glazed window to the front.

LIVING/DINING ROOM 17'0" x 11'11" (5.20 x 3.65)



Double glazed window to the rear. Double glazed French doors to the rear. Under stair storage cupboard. Double panelled radiator.

FIRST FLOOR LANDING

Doors leading to all rooms. Loft access.

BEDROOM ONE 11'11" x 9'6" (3.65 x 2.92)



Double glazed window to the rear. Radiator.

BEDROOM TWO 10'9" x 9'9" (3.29 x 2.99)



Double glazed window to the front. Radiator. Built in wardrobe.

FAMILY BATHROOM



Refitted three piece suite. Panelled bath with shower over. Low level wc, wash hand basin with mixer tap. Tiled walls. Tiled floor. Extractor.

REAR GARDEN



Enclosed rear garden mainly laid to lawn. Patio area. Decking area. Wooden fence panel surround. Service door to single garage.

SINGLE GARAGE

Up and over door. Power and light. Block paved driveway.

FRONT GARDEN

Paved area.

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 MORTGAGE OR OTHER LOANS SECURED ON IT**. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

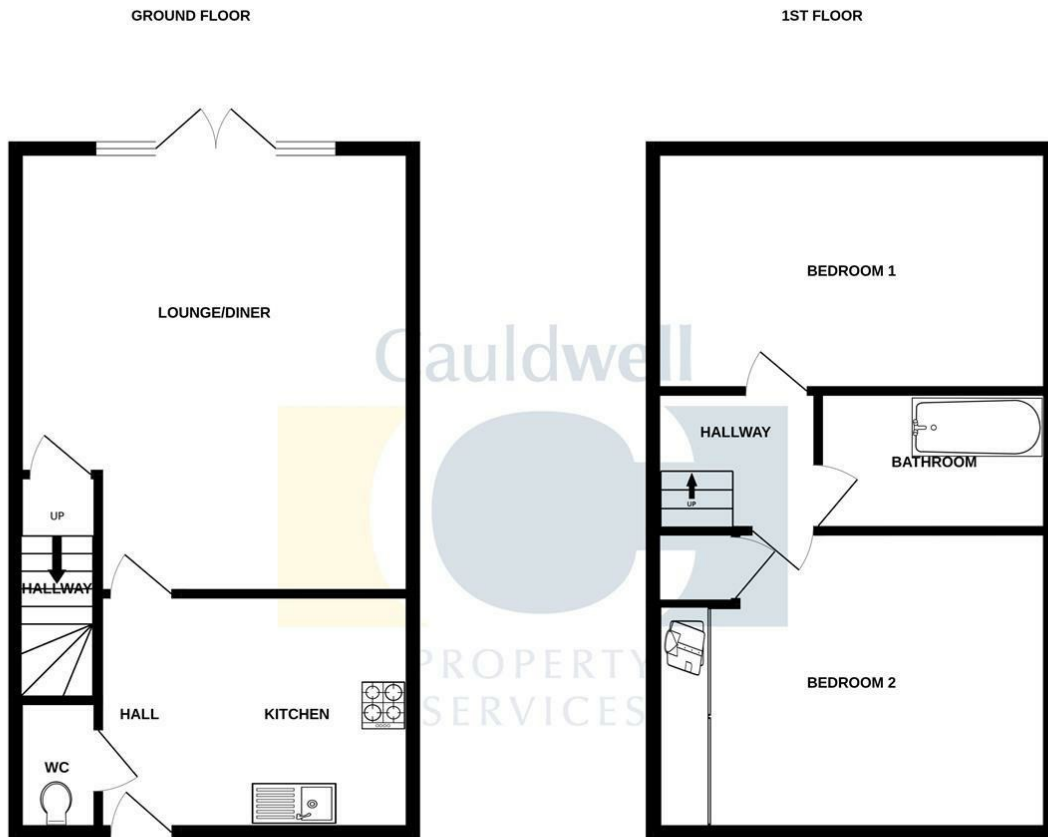
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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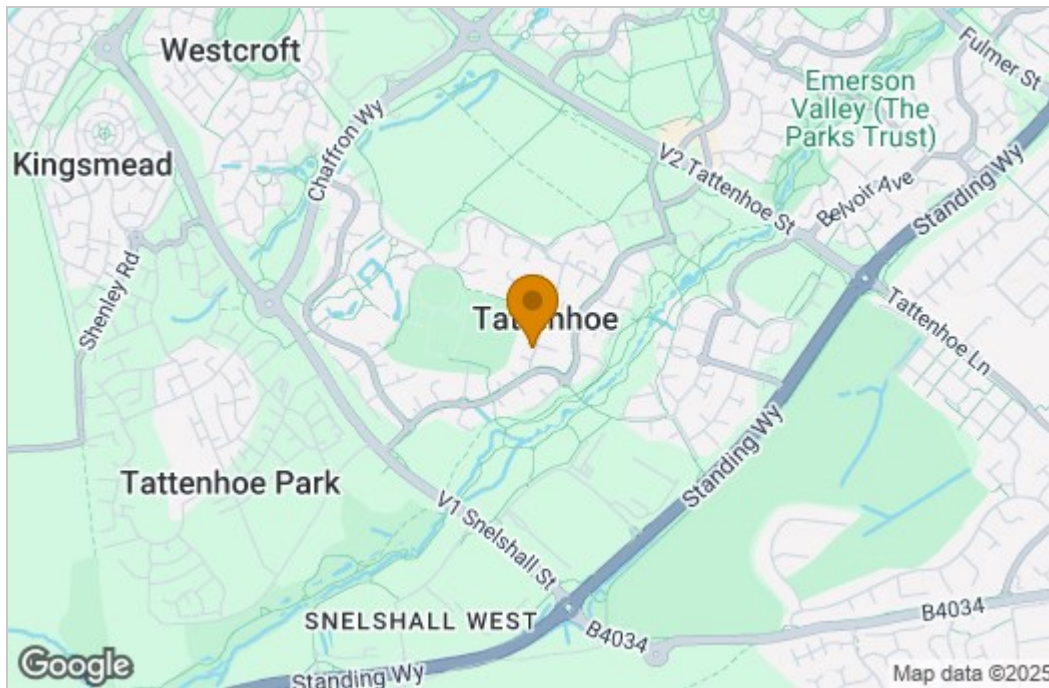
receive a referral fee in the region of £80 to £250 for recommending you to them

Floor Plan

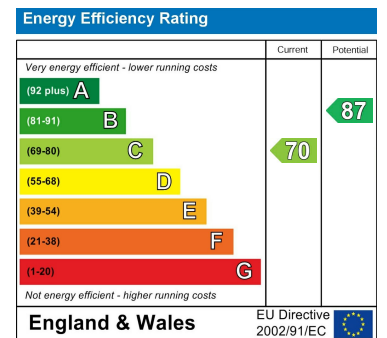


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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