



Cauldwell

PROPERTY SERVICES



108 Hengistbury Lane, Milton Keynes, MK4 3EH

£675,000

Cauldwell Property Services are delighted to offer for sale this stunning four bedroom detached family home, ideally positioned in close proximity to Howe Park Wood within the highly sought-after area of Tattenhoe, Milton Keynes.

This impressive residence boasts a single storey extension, enhancing the already spacious layout and creating a versatile Kitchen family dining room. The ground floor accommodation comprises a welcoming entrance hall, a bright and airy dual aspect living room, a separate study, and a modern kitchen/family/dining room, ideal for family living and entertaining.

The first floor features a light and airy landing, leading to four well-proportioned bedrooms. The principal bedroom benefits from a refitted ensuite shower room, while the remaining bedrooms are served by a stylish refitted family bathroom.

Externally, the property boasts a beautifully maintained mature rear garden, providing a tranquil outdoor retreat. To the front, there is a detached double garage with electric door, complemented by a double width driveway offering ample parking.

ENTRANCE HALL

Stairs to first floor. Understairs storage cupboard. Double glazed window to front. Double panelled radiator. Door to living room, kitchen/dining room. study and cloakroom.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Heated towel rail. Frosted double glazed window to side. Karndean flooring.

LIVING ROOM 11'10" x 19'8" (3.62 x 6.0)

Double glazed bay window to front Double glazed French doors and windows to either side to rear Two double panelled radiators. Coving to skimmed ceiling Feature fireplace and surround. Karndean flooring.

KITCHEN/FAMILY/DINING ROOM 11'3" to 10'1" x 20'1" (3.45 to 3.09 x 6.14)

Re-fitted with a range of wall and base units with Granite worksurfaces incorporating one and half bowl sink drainer unit. Built in double oven, four ring induction hob and stainless steel extractor hood. Built in fridge freezer and dishwasher. Breakfast bar with Granite worksurface. Two feature radiators. Karndean flooring. Opening through to extension.

EXTENSION 9'11" x 9'10" (3.03 x 3.0)

Brick built construction with tiled floor. Power and light. Double glazed French doors to rear. Karndean flooring.

UTILITY ROOM

Base unit with worksurface and sink drainer unit. Plumbing for washing machine. Space for tumble dryer. Splash back tiling. Wall mounted boiler. Skimmed ceiling. Inset lighting Extractor. Radiator. Double glazed window to side.

STUDY 9'1" x 7'1" (2.77 x 2.17)

Double glazed window to front. Radiator.

FIRST FLOOR LANDING

Doors to upstairs rooms. Coving to skimmed ceiling. Access to loft; Airing cupboard.

BEDROOM ONE 13'5" x 10'5" (4.09 x 3.18)

Double glazed window to rear. Radiator. Double door built in wardrobe. Built in cupboard. Coving to skimmed ceiling. Radiator. Door to re-fitted ensuite.

ENSUITE

Three piece suite comprising double tiled shower cubicle. low level wc and wash hand basin in vanity surround. Tiled walls and flooring. Shaver point Extractor. Skimmed ceiling. Inset lighting. Heated towel rail. Frosted double glazed window to rear.

BEDROOM TWO 10'5" x 10'2" (3.20 x 3.12)

Double door built in cupboard. Double glazed window to rear. Radiator. Skimmed ceiling. Radiator. Coving to skimmed ceiling.

BEDROOM THREE 10'4" x 9'8" (3.17 x 2.95)

Double glazed window to front. Radiator Coving to skimmed ceiling. Double door Built in cupboard

BEDROOM FOUR 8'9" x 6'7" (2.67 x 2.03)

Double glazed window to front aspect. Radiator.

BATHROOM

Refitted suite comprising bath with mixer tap and shower over, low level wc and wash hand basin. Tiled walls and flooring Shaver point Extractor. Skimmed ceiling Inset lighting. Heated towel rail.

REAR GARDEN

Enclosed and secluded rear garden, mainly laid to lawn with shingle border and wooden fence surround. Mature tree flower and shrub borders. Gated side access. Outside power, light and tap. Service door to double garage.

DOUBLE GARAGE

Electric up and over door, power and light. Double width driveway.

FRONT GARDEN

Laid to shingle with hedgerow surround. Path to front door with storm porch.

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.

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Floor Plan

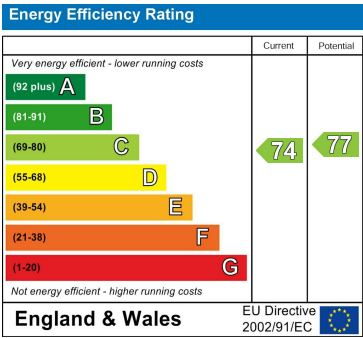


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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