



# Cauldwell

PROPERTY SERVICES



## 106 Hartland Avenue

Tattenhoe, Milton Keynes, MK4 3FH

£599,995



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## ENTRANCE HALL

Double glazed window and door to front. Stairs to first floor landing with understairs storage cupboard. Radiator.

## LIVING ROOM

16'4" x 10'11" into bay (5.00 x 3.35 into bay)  
Double glazed window to front. Radiator. Television point. Internet point. Open plan kitchen/dining room.

## KITCHEN/DINING ROOM

26'4" x 11'5" (8.03 x 3.50)  
Double glazed windows and door to rear. Double glazed French doors to rear to conservatory. Fitted wall and base units with Quartz worksurfaces. One and half bowl sink unit and drainer. Rangemaster oven with extractor hood over. Integral fridge freezer, dishwasher, washing machine and microwave. Space for tumble dryer. Under cupboard lighting. LED lighting and ceiling lighting. Two vertical radiators. Breakfast bar seating area. Tiled flooring. Built in Bluetooth speaker.

## CONSERVATORY

12'11" x 9'2" (3.96 x 2.81)  
Brick base and UPVC double glazed windows to side and rear. Double glazed French doors to side. Vertical radiator.

## CLOAKROOM

Double glazed obscure window to side. Two piece suite comprising close coupled wc and wash hand basin. Radiator.

## INTEGRAL GARAGE

18'7" x 8'0" (5.67 x 2.44)  
Double glazed patio door to front. Power and light. Fitted storage. This can be converted back to a garage with the addition of a garage door.

## FIRST FLOOR LANDING

Stairs from entrance hall and second floor landing.

## BEDROOM TWO

16'0" x 11'0" (4.89 x 3.36)  
Double glazed window to front. Radiator. Built in double wardrobe. Door to ensuite.

## ENSUITE

Double glazed window to front. Three piece suite comprising shower cubicle with mains shower, wash hand basin and close coupled wc. Radiator. Extractor fan. Tiled walls. Shaver point.

## BEDROOM THREE

11'4" x 11'1" (3.46 x 3.40)  
Double glazed window to rear. Radiator. Built in wardrobe.

## BEDROOM FOUR

13'11" x 8'3" (4.26 x 2.52)  
Double glazed window to front. Radiator. Built in storage cupboard.

## BEDROOM FIVE

12'9" x 10'5" max (3.89 x 3.18 max)  
Double glazed window to rear. Radiator.

## BATHROOM

Double glazed obscure window to side. Three piece suite comprising bath, wash hand basin and close coupled wc. Radiator. Extractor fan. Electric shaver point.

## SECOND FLOOR LANDING

Stairs from first floor. Double glazed sky light window to front.

## BEDROOM ONE

24'4" x 14'11" max (7.44 x 4.57 max)  
'L' shaped room  
Two double glazed sky light windows to front with fitted blinds. Double glazed window to rear. Eaves storage space. Two radiators. Fitted wardrobes and chest of drawers storage units. LED lighting. Door to ensuite.

## ENSUITE

8'3" x 8'1" (2.54 x 2.48)

Double glazed sky light window to front. Spa bath, shower cubicle, wash hand basin in vanity surround and close coupled wc. Radiator. Heated towel rail. Extractor fan. LED lighting

## FRONT GARDEN

Resin coated driveway and artificial lawn with hedge borders.

## REAR GARDEN

Laid to lawn with rear width resin patio area. Outside tap. Apple tree, trees and hedges to borders. Gated access to front.

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.

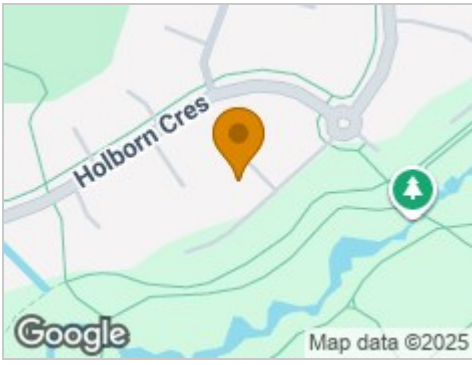
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All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.



## Road Map



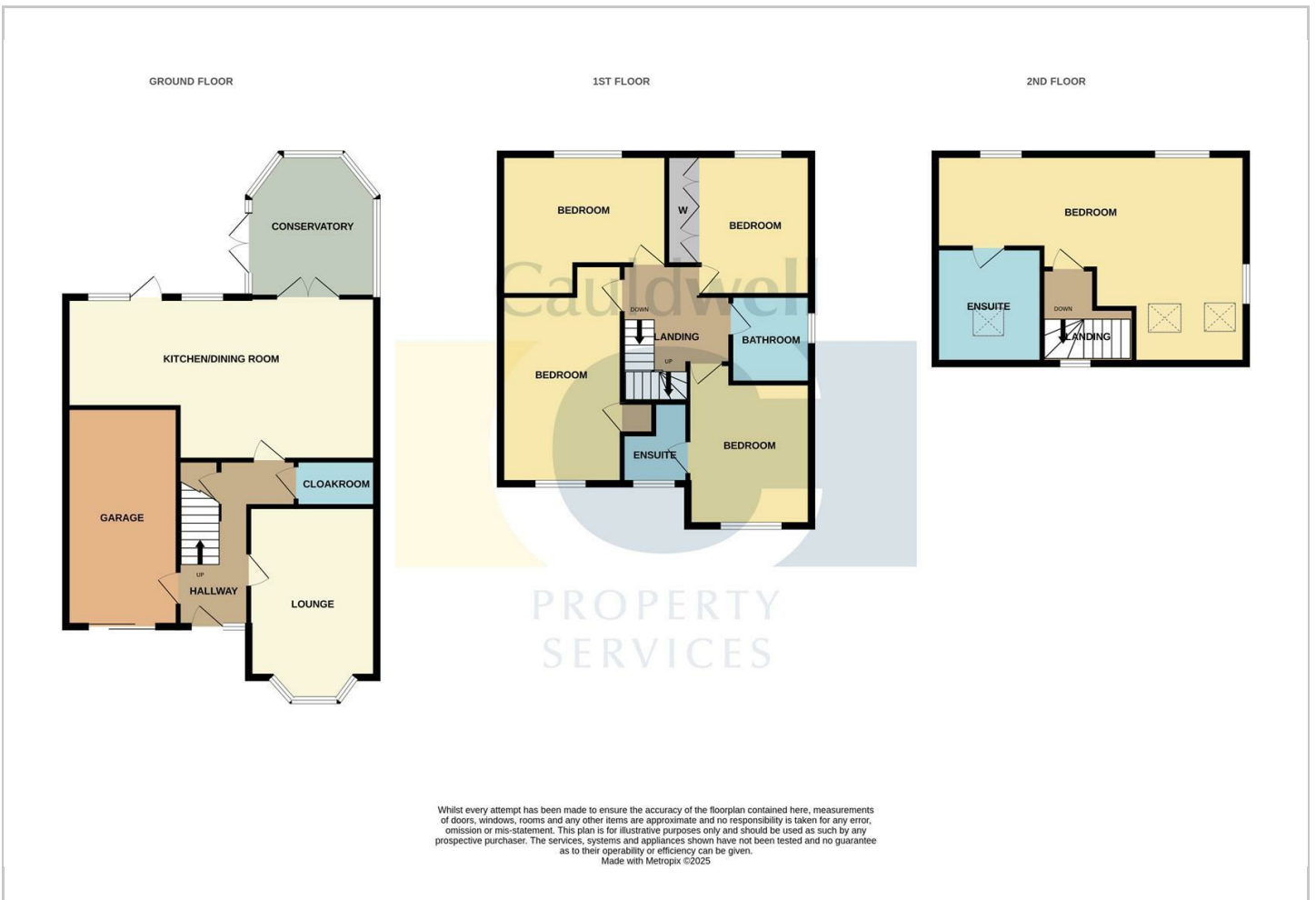
## Hybrid Map



## Terrain Map



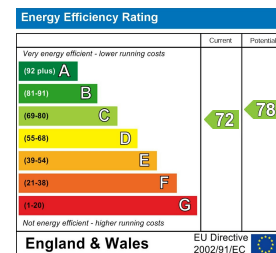
## Floor Plan



## 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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