

Cauldwell  
PROPERTY SERVICESWhilst every effort has been made to ensure the accuracy of the fixtures, fittings and services described herein, any prospective purchaser must satisfy themselves as to the correctness of the same by inspection or otherwise.

## 106 Hartland Avenue, Milton Keynes, MK4 3FH

### £599,995

This very well-presented detached family home is tucked away at the end of a peaceful, traffic-free position in the sought-after Tattenhoe area of Milton Keynes. Set opposite parkland and surrounded by green space and similar style homes, the property is ideally placed for families, with some of the city's best schools within walking distance.

Significantly enhanced by the current owners, the property now boasts a superb loft conversion, creating a whole additional floor and transforming the space on offer. Across the top two floors, there are five generous double bedrooms. The main bedroom, now located on the second floor, enjoys its own modern en-suite, while another bedroom on the first floor also benefits from en-suite facilities. A stylish family bathroom serves the remaining bedrooms.

On the ground floor, accommodation includes a bay-fronted living room, a cloakroom, and an integral garage which is currently utilised as a versatile playroom/additional reception space thanks to patio doors, but could easily revert to a garage if preferred. To the rear, a full-width kitchen/dining room with breakfast bar provides a perfect family hub, featuring a range oven, fitted appliances, and a spacious dining area. This flows seamlessly into a bright conservatory overlooking the garden.

Externally, the home continues to impress. The front has been upgraded with a resin-bonded driveway providing side-by-side parking, complemented by an artificial lawn. The landscaped rear garden features a

## **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.

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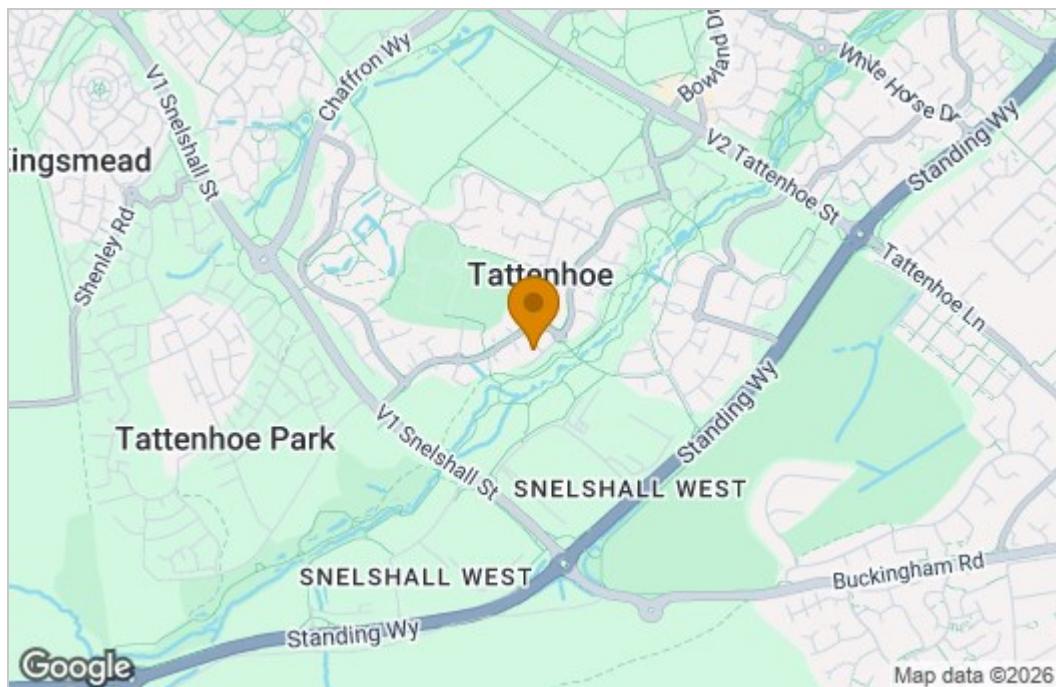
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## Floor Plan

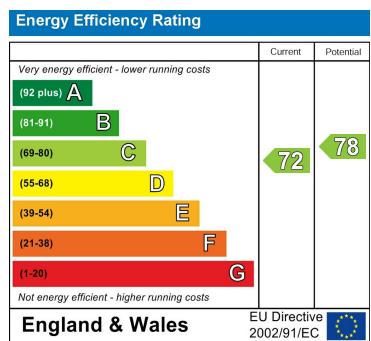


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## Area Map



## Energy Efficiency Graph



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