





**£425,000**

Located on the popular residential area of Tattenhoe in a cul-se-sac is this three-bedroom link-detached family home. The property comprises a downstairs cloakroom, lounge, bespoke fitted kitchen/diner with doors leading to the landscaped rear garden, en-suite to main bedroom and a family bathroom. Further benefits include a garage with off-road parking.

# Property Description

## **ENTRANCE**

Double glazed door to entrance hall.

## **ENTRANCE HALL**

Stairs to first floor, radiator, doors to cloakroom and lounge.

## **CLOAKROOM**

Frosted double glazed window to front aspect. Radiator, part tiled walls, tiled floor, low level w.c., vanity wash hand basin with mixer tap.

## **LOUNGE**

Double glazed window to front aspect. Radiator, storage cupboard, double doors to kitchen/diner.

## **KITCHEN/DINER**

Double glazed double doors to rear aspect. Range of wall mounted and floor standing units with quartz work surface and upstand, aluminium splash back, integrated gas hob with extractor hood over, integrated electric combi oven/grill, integrated dishwasher, space for washing machine and fridge/freezer, one and a half sink with mixer tap.

## **LANDING**

Double glazed window to side aspect. Storage cupboard housing wall mounted boiler, doors to bedrooms and bathroom.

## **BEDROOM ONE**

Double glazed window to rear aspect. Radiator, built in cupboard, door to en-suite.

## **EN-SUITE**

Frosted double glazed window to side aspect. Fully tiled shower cubicle, part tiled walls, tiled floor, vanity wash hand basin with mixer tap, radiator, low level w.c., extractor fan.

## **BEDROOM TWO**

Double glazed window to front aspect. Radiator.

## **BEDROOM THREE**

Double glazed window to front aspect. Radiator, storage cupboard.

## **BATHROOM**

Frosted double glazed window to rear aspect. 'P' shaped bath with mixer tap shower attachment,, vanity wash hand basin with mixer tap, low level w.c., radiator.

## **OUTSIDE**

### **GARAGE**

Electric roll up door, power and light, eaves storage.

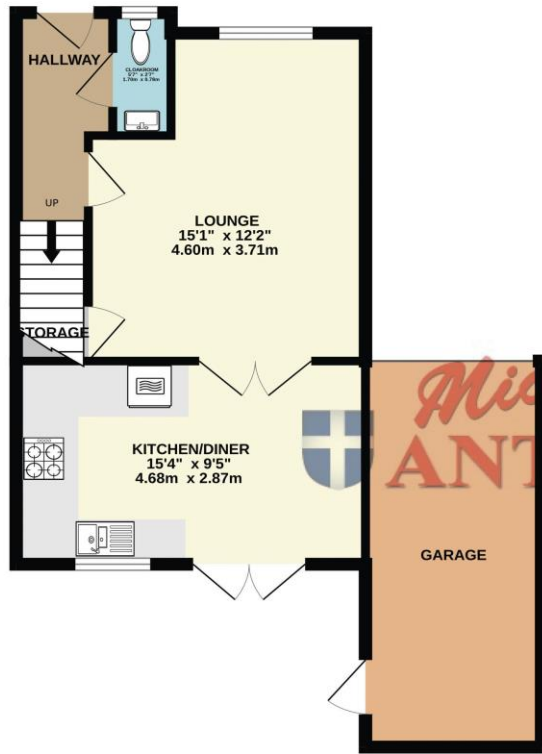
### **FRONT GARDEN**

Pathway to front door, rock and stone border, side gated access, driveway leading to garage, outside light.

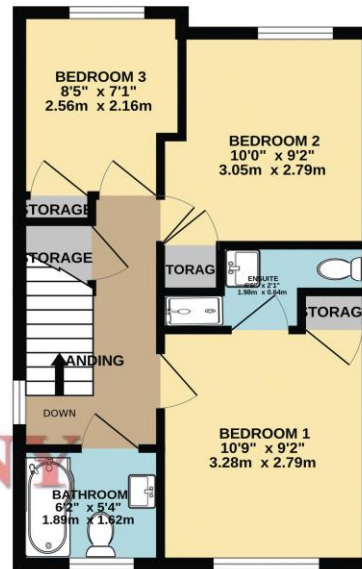
### **REAR GARDEN**

Landscaped garden, laid to lawn with patio area, side gated access, shed to remain, water butt, gravel area, shrub border, outside light, outside tap, enclosed by timber fencing panels.

GROUND FLOOR  
518 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 900 sq.ft. (83.6 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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