





£750,000

Located in the sought-after area of Tattenhoe in a modern development is this five-bedroom, extended, detached town house offered to the market with NO CHAIN. The property has been finished to a high standard throughout, with quality features including travertine tiling in all four bathrooms including the four-piece en-suite to the principal bedroom. The extended kitchen/diner has been elegantly finished with granite countertops, a mix of solid oak and walnut units, Italian porcelain floor tiles, and boasts a vaulted ceiling creating a dramatic height, enhancing the sense of space and natural lighting, perfect for entertaining. The ground floor also offers separate reception rooms, including a dining room and front to back lounge as well as cloakroom and a utility room. Across the first and second floors you will find the generous sized bedrooms, all of which provide desirable in-built storage, and family bathrooms. Externally, a low maintenance rear garden with a newly fitted decking area and courtesy access to the double garage. This attractive family home comes with ample off-road parking. Viewing is highly recommended. Within a short walking distance, you will find the cricket grounds and popular Prince George public house and restaurant.

Property Description

ENTRANCE

Frosted double glazed door to entrance hall.

ENTRANCE HALL

Tiled floor, doors to lounge, dining room, kitchen and cloakroom, radiator, stairs to first floor.

CLOAKROOM

Low level w.c., tiled floor, corner sink, splash back tiling, radiator, extractor fan.

LOUNGE

Double glazed window to front aspect, double glazed door to rear. Two radiators, feature fireplace.

DINING ROOM

Double glazed window to front aspect. Radiator.

KITCHEN/DINING ROOM

Double glazed window to side aspect, four double glazed velux windows, double glazed double doors to side. Fitted with a range of wall mounted and floor standing units with granite work surface and upstand, space for six ring cooker, integrated dishwasher, space for fridge/freezer, part tiled walls, inset stainless steel double sink with mixer tap, extractor hood, door to utility room, double glazed door to rear aspect.

UTILITY ROOM

Wall mounted and floor standing units, inset stainless steel sink with mixer tap, wall mounted boiler, granite work top and upstand, space for washing machine, radiator, tiled floor.

LANDING

Stairs to second floor, radiator, storage cupboard, doors to bedroom one, two, five and bathroom.

BEDROOM ONE

Double glazed windows to front and side aspects. Built in wardrobe, door to en-suite.

EN-SUITE

Frosted double glazed window to rear aspect. Shower cubicle, low level w.c., vanity wash hand basin with mixer tap, tiled bath with mixer tap shower attachment, fully tiled walls and floor, heated towel rail.

BEDROOM TWO

Double glazed window to front aspect. Radiator, door to en-suite.

EN-SUITE

Frosted double glazed window to front aspect. Fully tiled walls and floor, low level w.c., vanity wash hand basin with mixer tap, shower cubicle, heated towel rail.

BEDROOM FIVE

Double glazed window to rear aspect. Radiator, built in cupboard.

BATHROOM

Frosted double glazed window to rear aspect. Radiator, part tiled walls, tiled floor, tiled bath with mixer tap shower attachment, vanity wash hand basin with mixer tap.

SECOND FLOOR LANDING

Radiator, doors to bedrooms three, four and bathroom.

BEDROOM THREE

Double glazed window to front aspect, double glazed velux window to rear. Two radiators, built in wardrobe, drawers and desk.

BEDROOM FOUR

Double glazed window to front aspect, two double glazed velux windows to rear. Built in wardrobe, drawers and desk, access to loft space, eaves storage cupboard, two radiators.

SECOND FLOOR BATHROOM

Frosted double glazed window to rear aspect. Low level w.c., vanity wash hand basin with mixer tap, tiled bath with mixer tap shower attachment, radiator, part tiled walls, tiled floor.

OUTSIDE

DOUBLE GARAGE & PARKING

Up and over doors, power and lights, block paved driveway providing off road parking.

FRONT GARDEN

Pathway to front door, gravel border, enclosed by brick wall and flower and shrub border, outside tap.

REAR GARDEN

Door to garage, patio, decking areas, side gated access, electrics, block paved, rock/stone border, tiered tree/shrub, flower borders, outside light, enclosed by brick wall and timber fencing panels, gravel border.

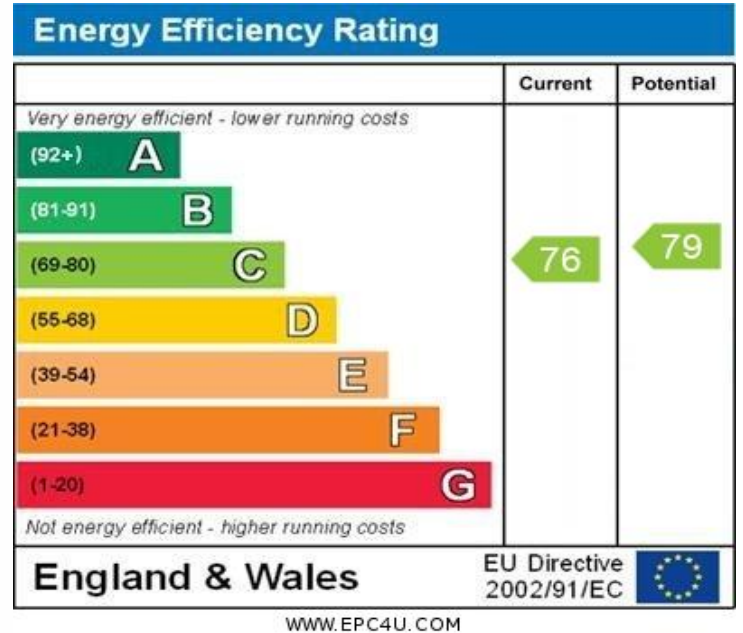
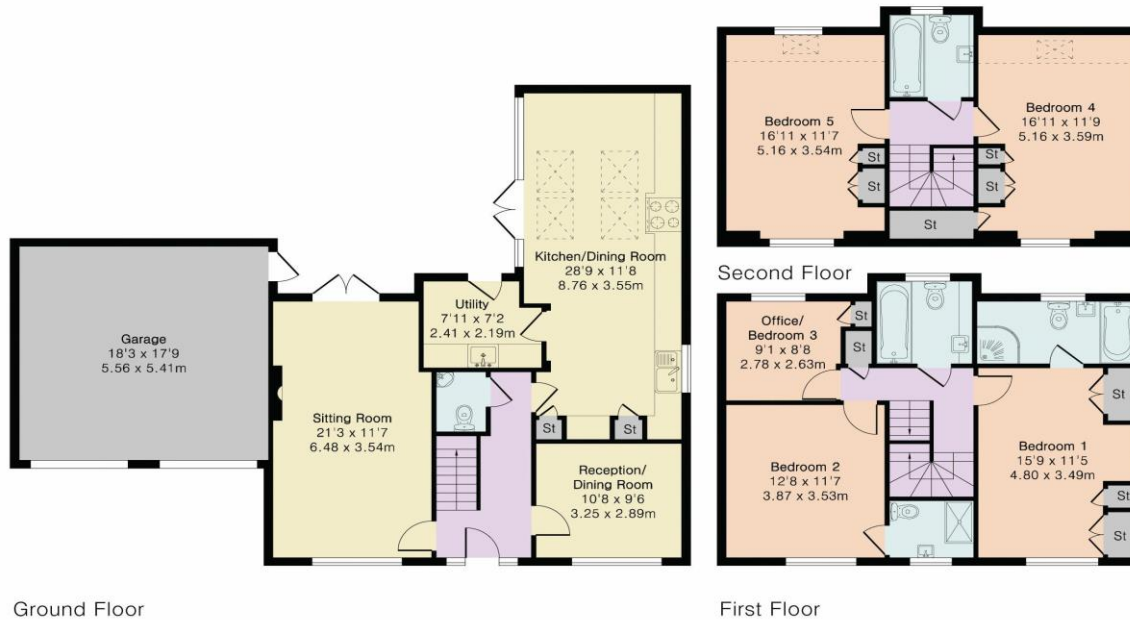
**Approximate Gross Internal Area 2010 sq ft - 187 sq m
(Excluding Garage)**

Ground Floor Area 847 sq ft – 79 sq m

First Floor Area 647 sq ft – 60 sq m

Second Floor Area 516 sq ft – 48 sq m

Garage Area 324 sq ft – 30 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.

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