



To arrange a viewing
please call 01908 675747

Welcome to this charming semi detached property located in the desirable Tattenhoe Park. This property boasts a spacious layout with 3 spacious bedrooms, modern kitchen and large living area providing ample space for comfortable living.

One of the highlights of this family home is the large private rear garden, perfect for enjoying outdoor activities or simply unwinding in the fresh air. The en-suite in the master bedroom adds a touch of luxury and convenience to your daily routine. The property offers parking for two cars, ensuring you never have to worry about finding a spot after a long day. Another huge benefit is that with the property being only one and a half years old, with eight years remaining on the NHBC warranty, you can have peace of mind knowing that this property is well-maintained and covered for any unforeseen issues.

Don't miss the opportunity to make this your new home in Clavell Close. Book a viewing today and experience the comfort and tranquillity this property has to offer.

In further detail this property comprises of an entrance hall with a entrance hall, downstairs cloakroom, a modern kitchen diner plus a large bright living room, with double door access into a private rear garden. The first floor consists of a master bedroom with en-suite, a second double bedroom, a single bedroom and a family bathroom. To the front is driveway parking for two cars.

- EN-SUITE TO MASTER BEDROOM
- PARKING FOR TWO CARS
- 8 YEARS NHBC WARRANTY
- PRIVATE REAR GARDEN
- HIGHLY DESIREABLE LOCATION
- BRAND NEW ESTATE

LOCATION: Tattenhoe Park

Tattenhoe Park is an innovative development, built using modern methods of construction to create an exclusive, semi-rural new community in Milton Keynes. Just a 10-minute drive from Milton Keynes town centre, Tattenhoe Park enjoys easy access to fantastic shopping, dining and entertainment options, along with highly-regarded local schools – including an on-site primary school – and excellent transport connections by both road and rail.



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GROUND FLOOR

Entrance Hall

Cloakroom

Living Room

16'7" x 10'11"

Kitchen

11'6" x 9'6"

FIRST FLOOR

Landing

Master Bedroom

9'7" x 9'5"

En-suite

Bedroom 2

9'7" x 9'5"

Bedroom 3

11'0" x 6'10"

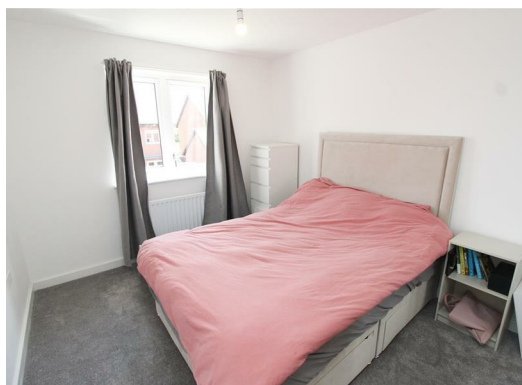
Bathroom

OUTSIDE

Private Rear Garden

Driveway Parking

TENURE: Freehold



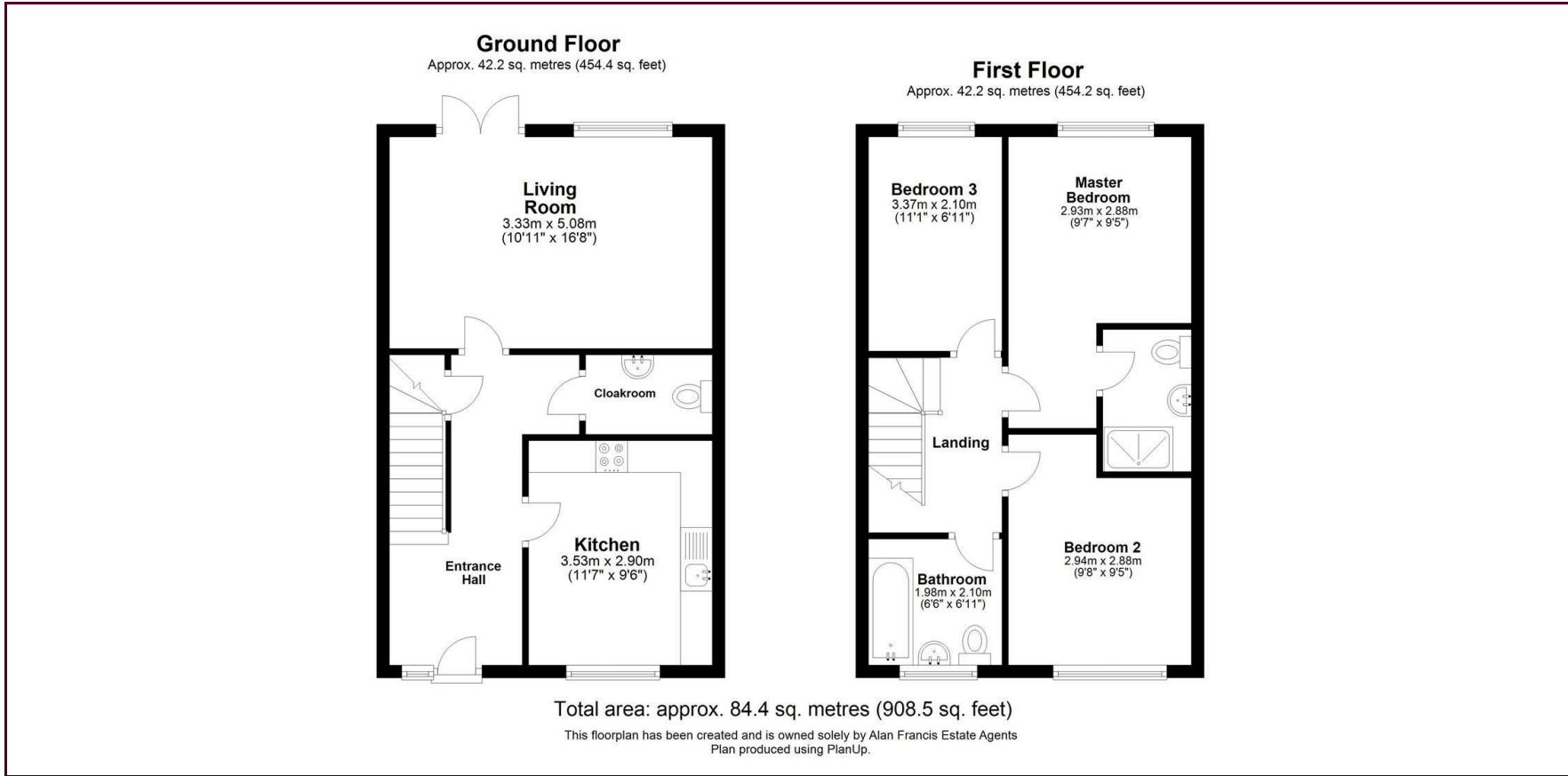
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		96
(92 plus) A		
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Draft Details

These details have been submitted to our clients but at the moment have not been approved by them. We therefore, cannot guarantee their accuracy and they are distributed on this basis. Please ensure you have a copy of our approved details before committing yourself to any expense.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we shall be pleased to check any information for you. Do so, especially if travelling any distance to view the property.

The mention of any appliances and/or services within these details does not imply they are in full and efficient working order.

Any plans included within these details are a GUIDE TO THE LAYOUT OF THE PROPERTY ONLY and are NOT DRAWN TO SCALE. Dimensions are approximate.

Mortgage Information

We can offer independent mortgage advice. Please call us to discuss your requirements. Your home may be repossessed if you do not keep up repayment on your mortgage or any loans secured on it.

Property Valuations

We have some of the most experienced property valuers in Milton Keynes and would welcome the opportunity to carry out a VALUATION and MARKET APPRAISAL of your home.

Viewing Arrangements

Please call us to make an appointment to view this property.

Monday to Friday 9.00 am - 6.00 pm
Saturday 9.00 am - 4.00 pm
Sunday CLOSED

