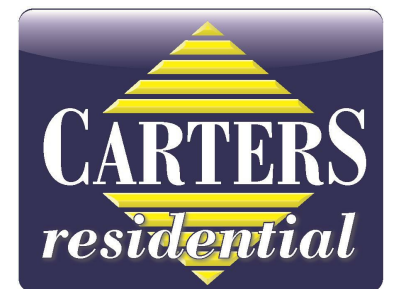




Hartland Avenue, Tattenhoe, MK4 3BW



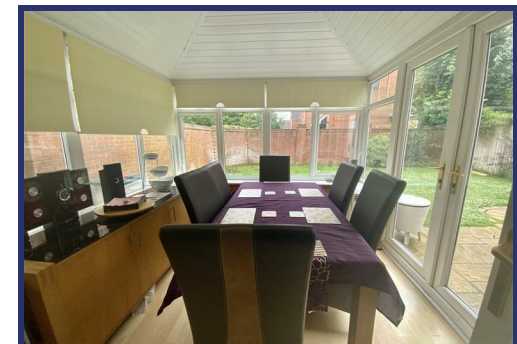
6 Hartland Avenue
Tattenhoe
Milton Keynes
MK4 3BW

£530,000

Carters are delighted to offer for sale this well presented four bedroom detached family home located within the popular location of Tattenhoe.

The accommodation comprises entrance hall, cloakroom, lounge, dining room, kitchen, utility room, and conservatory. The first floor offers a master bedroom with en-suite, three further bedrooms and a family bathroom. To the exterior, there are front and rear garden and double width driveway leading to single garage.

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- SEPARATE LOUNGE & DINING ROOM
- DOWNSTAIRS CLOAKROOM & UTILITY ROOM
- CONSERVATORY
- EN-SUITE TO MASTER BEDROOM
- FRONT & REAR GARDENS
- SINGLE INTEGRAL GARAGE





Ground Floor

The property is entered via a part glazed front door with glazed side panels into the entrance hall with a glass balustrade staircase rising to the first floor landing. Doors to the lounge, dining room and kitchen. A further door to the cloakroom with a suite comprising low level w.c. and a wash hand basin and a heated towel rail.

The bay fronted lounge is located to the front of the property with a fireplace with a hearth and surround. Double doors lead to the dining room with glazed double French doors and side windows leading to the conservatory. A door leads to the kitchen which is fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drainier. Built-in electric with a four ring gas hob and extractor hood over. Plumbing for dishwasher. Space for a further under-counter appliance. Window to the rear aspect. Access to the utility room fitted with an inset sink/drainier set in a base unit with worksurface over. Plumbing for washing machine. Space for fridge/freezer. Wall mounted gas central heating boiler. Half glazed door leading to the rear garden.

The conservatory is of brick base and UPVC double glazed construction with an insulated roof, which allows this living space to be used all year round, and double glazed French doors opening onto the rear garden.

First Floor Landing

Access to the loft. Airing cupboard housing the hot water tank. Doors to all rooms.

The master bedroom has two sets of built-in double wardrobes. Window to the front aspect. Door to the ensuite comprising low level w.c., wash hand basin set in a vanity unit and a shower cubicle. Obscure double glazed window to side aspect.

Bedroom two is of double size with two Dorma windows to the front aspect and a built-in wardrobe. Bedrooms three and four are located to the rear of the property with double glazed windows overlooking the rear garden. The family bathroom has a suite comprising low level w.c., 'p' shape bath with a shower over, and a wash hand basin set in a vanity unit. Complementary tiling. Obscure glazed double glazed window to the rear aspect.

Gardens & Garage

The front garden is laid to lawn with hedging. Double width driveway with parking for two vehicles leading to an integral single garage with up and over door, power and light connected. Gated side access leads to the rear garden which is fully enclosed by a brick-built retaining wall and timber fencing. Laid to lawn with a paved patio area.

Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Milton Keynes Council.

Council Tax Band: E.

Location - Tattenhoe

Tattenhoe is situated in West Milton Keynes and boasts lots of green areas and parks such as Howe Park Wood. There is a popular family pub/restaurant (The Prince George) within walking distance and local shops are a short walk away at Westcroft's District Centre. Tattenhoe is well located to reach the Centre of Milton Keynes with an abundance of restaurants, shops and further amenities. The Central MK Train station is approx 4 miles away offering direct links into London Euston within 30 minutes (Fast train). There are primary and secondary schools both within walking distance. Tattenhoe is also on the right side of Milton Keynes for the grammar schools.

Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

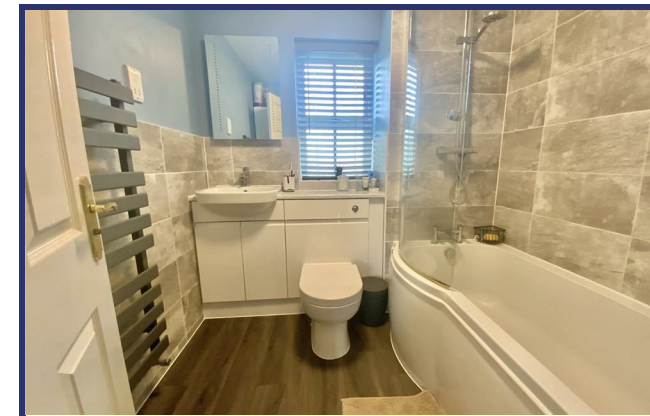
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

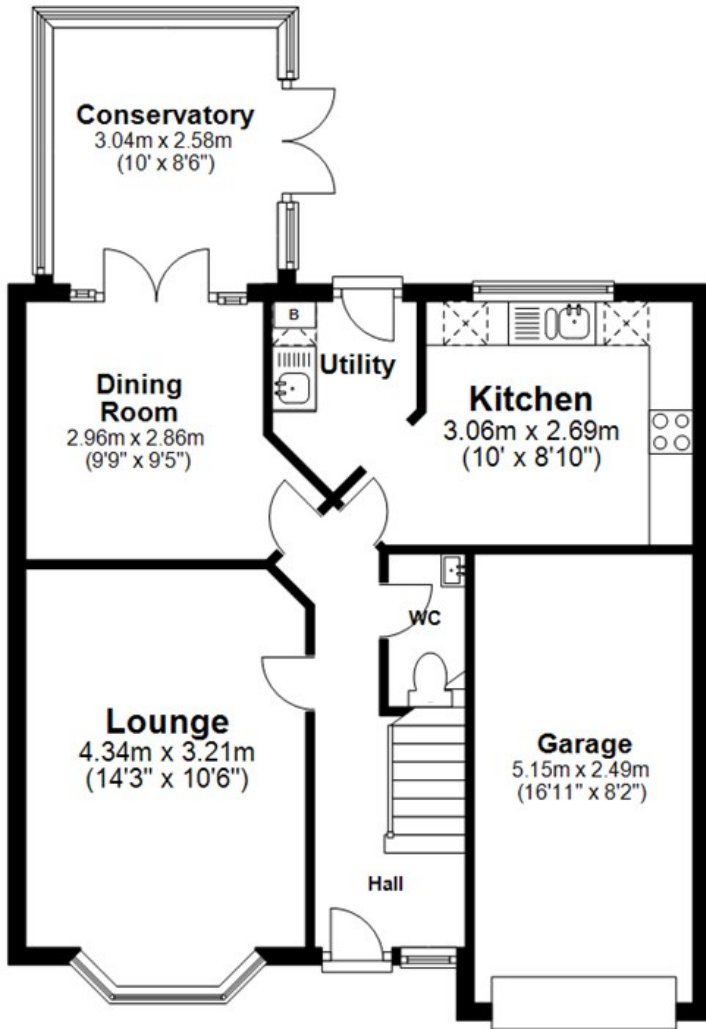
Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.

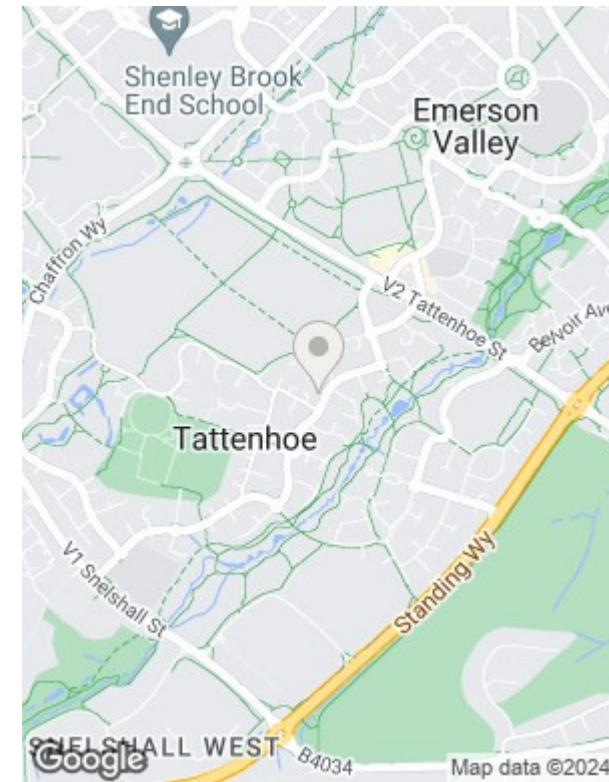
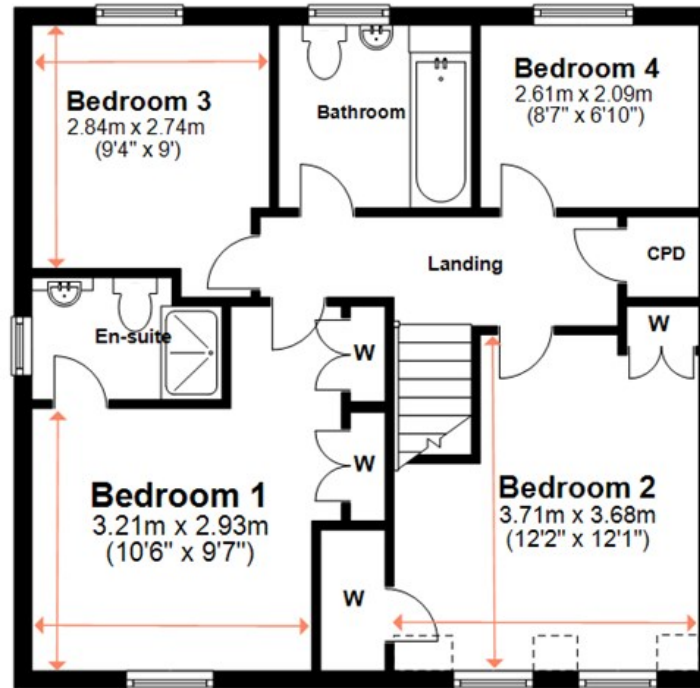




Ground Floor



First Floor



Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

📞 01908 561010

✉️ miltonkeynes@carters.co.uk

🖱️ carters.co.uk

🗨️ 59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	69	
(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	



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.