Cauldwell

PROPERTY SERVICES



47 Hartland Avenue

Tattenhoe, Milton Keynes, MK4 3BT

£599,995

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ENTRANCE HALL
15'8" x 8'8" (4.78 x 2.65)
UPVC double glazed door and window to front. Stairs to first floor landing. Radiator.

CLOAKROOM
Double glazed obscure window to front. Two piece suite comprising low level wc and wash hand basin. Radiator. Tiled flooring.

LIVING ROOM
16'2" x 12'7" (4.93 x 3.84)
Double glazed window to front. Radiator. Capped gas pipe suitable for gas fire. Television point. Fibre internet point. French doors to dining room. Door to entrance hall.

DINING ROOM
10'7" x 11'11" (3.25 x 3.65)
Double glazed patio doors to rear. Radiator. Door to kitchen/breakfast room.

KITCHEN/BREAKFAST
15'8" x 10'7" (4.80 x 3.24)
Double glazed window to rear and side, Modern fitted range of wall and base units with worksurfaces. Under cupboard lighting. One and half bowl sink drainer unit and mixer tap. Neff electric oven and combi microwave oven. Five ring gas hob with extractor hood over. Integral fridge freezer and dishwasher. Radiator. Storage cupboard. Tiled flooring. Door to utility room, dining room and entrance hall.

UTILITY ROOM
7'8" x 5'1" (2.34 x 1.57)
Double glazed door and window to rear. Fitted wall and base units with worksurfaces incorporating sink drainer unit. Plumbing for washing machine. Space for tumble dryer. Radiator. Tiled flooring. Wall mounted boiler.

OFFICE/FAMILY ROOM
7'7" x 15'7" (2.32 x 4.76)
max into wardrobe storage
Double glazed window to front. Radiator. Built in wardrobes and storage cupboards.

FIRST FLOOR LANDINGS
Stairs from entrance hall. Double glazed window to side. Access to part boarded loft space with lighting. Wooden loft ladder. Airing cupboard housing hot water tank.

BEDROOM ONE
13'5" x 10'7" (4.09 x 3.25)
Double glazed window to rear. Radiator. Built in wardrobe. Door to en-suite.

EN-SUITE
Three piece suite comprising shower cubicle with mains shower, wash hand basin and close coupled wc. Shaver point. Extractor fan. Radiator. Fitted mirror. Tiled flooring.

BEDROOM TWO
11'5" x 10'8" (3.48 x 3.27)
Double glazed window to front. Radiator. Built in wardrobe.

BEDROOM THREE
10'11" x 10'5" (3.34 x 3.19)
Double glazed window to rear. Radiator. Built in wardrobe.

BEDROOM FOUR
9'3" x 9'1" (2.84 x 2.79)
Double glazed window to front. Radiator. Built in wardrobe.

BATHROOM
Double glazed obscure window to side. Three piece suite comprising bath with electric shower, wash hand basin and close coupled wc. Radiator. Extractor fan. Shaver point. Part tiled walls. Tiled flooring

BEDROOM FIVE
12'9" x 7'8" (3.89 x 2.34)
Double glazed window to front. Radiator. Built in wardrobes. Access to additional loft space.

SHOWER ROOM
Double glazed obscure window to rear. Three piece suite comprising shower cubicle with power shower, wash hand basin and close coupled wc. Extractor fan. Radiator. Part tiled walls and tiled flooring.

FRONT GARDEN
Shaped lawn with block paved bedding, hedging, mature plants, driveway parking for three cars. Gated access to rear garden.

REAR GARDEN
Laid to lawn with rear width patio area and circular shaped patio area. Mature flower beds and borders. Large 18ft x 6ft timber storage outbuilding with power and light. Outside tap. Gated access to front.

All measurements are approximate.
The area measurements are taken from the government EPC register.
The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

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

We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.









Road Map



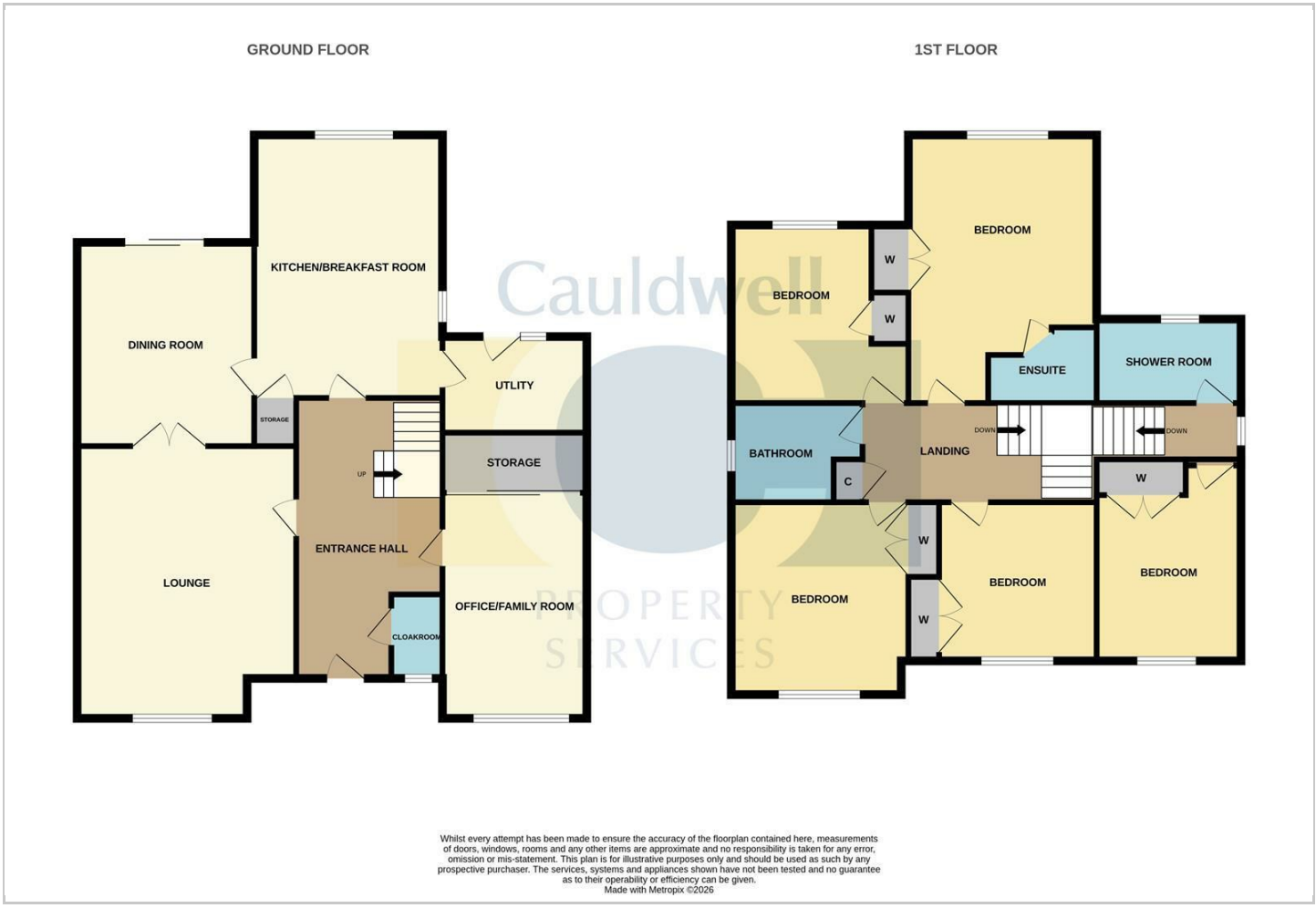
Hybrid Map



Terrain Map



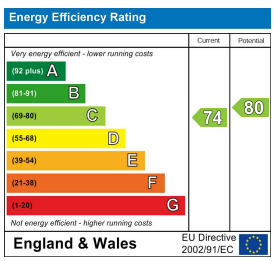
Floor Plan



Viewing

Please contact our Cauldwell Property Sales Office on 01908 304480 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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