



**Connells**

Mavoncliff Drive  
Tattenhoe Milton Keynes



## Property Description

Connells are delighted to present to the market this charming two-bedroom mid-terraced home on Mavoncliff Drive, located in the highly sought-after area of Tattenhoe.

Tattenhoe is renowned for its excellent school catchment, with primary education provided by Howe Park School (Emerson Valley), Giles Brook School (Tattenhoe), and Priory Rise School (Tattenhoe Park), while secondary education is offered by Shenley Brook End School.

The property is arranged over two floors. The ground floor features a welcoming living room, a bright conservatory, a well-appointed kitchen, and a convenient downstairs cloakroom. There is also a useful storage cupboard located near the entrance. Upstairs, you'll find two generously sized bedrooms and a modern family bathroom.

Externally, the home boasts a private rear garden ideal for entertaining or relaxing and benefits from a single garage with additional parking space in front.

Tattenhoe and Tattenhoe Park are picturesque districts on the south-western edge of Milton Keynes, steeped in history and close to the ruins of Snelshall Priory. Nature lovers will appreciate nearby Howe Park Wood, one of England's few remaining ancient woodlands, rich in wildlife.

Excellent transport links include easy access to the A5 and A421, connecting to the M1 at Junction 13. Central Milton Keynes and Bletchley train stations are both less than a 10-minute drive, offering direct routes to London Euston and destinations further north.

## Ground Floor

### Entrance Hall

Entrance hall leads to the kitchen, cloakroom, living room and the stairs rising to the first floor. There is also a useful storage cupboard at the entrance to the home.

### Kitchen

Front aspect double glazed window. Space for appliances and plenty of storage options. Wall mounted radiator.

### Cloakroom

Comprises of a wash hand basin and a WC. Wall mounted radiator.

### Living Room

Rear aspect double doors leading directly through to the conservatory. Wall mounted radiator.

### Conservatory

Rear aspect double doors leading directly to the garden. Double doors also leading directly through to the living room.

## First Floor

### Landing

The first-floor landing leads to both bedrooms, the bathroom and the stairs descending to the ground floor.

### Bedroom One

Front aspect double glazed window. Wall mounted radiator.

### Bedroom Two

Rear aspect double glazed window. Wall mounted radiator.

### Bathroom

Comprises of a wash hand basin, WC and bath. Wall mounted radiator.

### Outside

### Garden

Private enclosed rear garden. Mainly laid with flag stones and gravel.

### Garage

Single garage. Useful storage space.

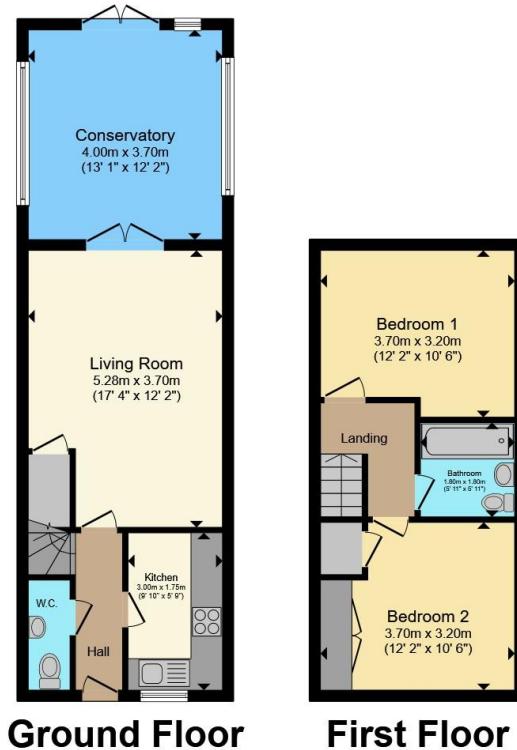
### Driveway

Driveway parking in front of the single garage.









Total floor area 77.5 m<sup>2</sup> (835 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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MILTON KEYNES MK4 4TB

EPC Rating: C    Council Tax  
Band: C

Tenure: Freehold

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