Cauldwell

PROPERTY SERVICES

20 Langerstone Lane, Milton Keynes, MK4 3BZ

Offers Over £400,000

CAULDWELL are delighted to offer for sale this well presented three bedroom detached family home, situated within the highly sought after Tattenhoe area of Milton Keynes. The accommodation briefly comprises; entrance hall, downstairs cloakroom, living room, separate dining room, fitted kitchen/breakfast room, conservatory and a useful utility area. In addition, the former garage has been converted into a versatile family room, ideal for a playroom, home office or additional reception space.

On the first floor there are three well proportioned bedrooms, with the principal bedroom benefiting from a dressing area leading through to an en-suite shower room, in addition to a family bathroom. Outside, the property offers front and rear gardens together with a hardstanding driveway providing off-road parking.

Tattenhoe remains one of the most desirable residential areas within Milton Keynes, offering excellent access to a range of local amenities, popular schooling and beautiful green spaces including Tattenhoe Valley Park and Howe Park Wood. The area also benefits from convenient access to Westcroft District Centre, Central Milton Keynes, the A5 and M1 motorway links, making it ideal for both families and commuters alike.

Energy rating TBC
Council tax band TBC

ENTRANCE HALL
Stairs to first floor. Radiator. Doors to living room.

LIVING ROOM 14'9" x 9'9" (4.52 x 2.98)
Double glazed window to front aspect. Radiator. Wood effect flooring. Door to dining room.

CONSERVATORY 10'7" x 8'3" (3.24 x 2.53)
Brick/double glazed conservatory. Wood effect flooring. Radiator. French doors to rear garden.

DINING ROOM 9'7" x 7'5" (2.93 x 2.28)
Wood effect flooring. Radiator. Storage cupboard. French doors to conservatory.

KITCHEN 10'9" x 9'1" (3.28 x 2.78)
Twin double glazed window to rear aspect. Fitted with a range of wall and base units with work tops incorporating a sink with a mixer tap. Fitted oven and hob with extractor fan. Plumbing for washing machine.

FAMILY ROOM 17'5" x 7'8" (5.31 x 2.36)
Double glazed window to front and side aspect. Radiator. Wood effect flooring.

INNER LOBBY
Door to rear garden and door to downstairs cloakroom.

DOWNSTAIRS CLOAKROOM
Frosted double glazed window to side aspect. Two piece suite comprising low level wc and a wash hand basin. Tiled splash back Radiator.

FIRST FLOOR LANDING
Doors to all rooms.

BEDROOM ONE 10'9" x 9'9" (3.29 x 2.98)
Double glazed window to front aspect. Radiator. leading to dressing area.

DRESSING AREA
Built in mirrored wardrobe leading to the ensuite.

EN-SUITE
Frosted double glazed window to front aspect. Three piece suite comprising shower cubicle with shower, low level wc and a wash hand basin. Heated towel rail. Built in cupboard.

BEDROOM TWO 9'7" x 8'6" (2.94 x 2.60)
Double glazed window to rear aspect. Radiator.

BEDROOM THREE 9'4" x 6'4" (2.87 x 1.94)
Double glazed window to rear aspect. Radiator. Fitted wardrobes.

BATRHOOM
Frosted double glazed window to rear aspect. Three piece suite comprising paneled bath with shower attachment. Low level wc and a wash hand basin. Tiled. Heated towel radiator.

FRONT GARDEN
Hard standing driveway.

REAR GARDEN
Mainly laid to lawn with patio area and decking.

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.

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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.

Floor Plan

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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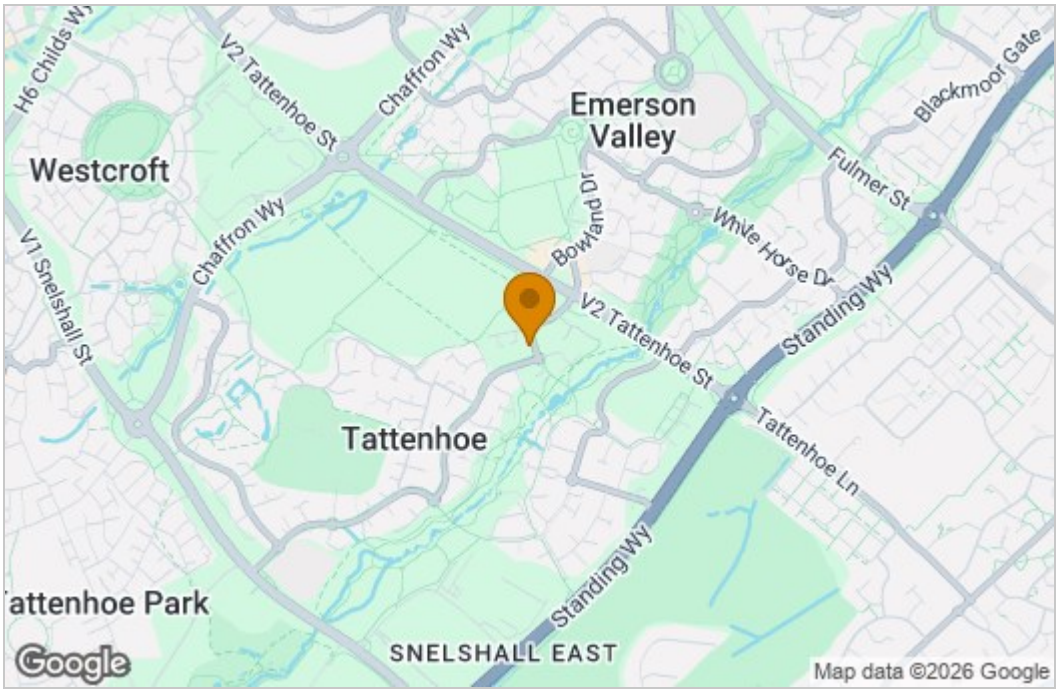
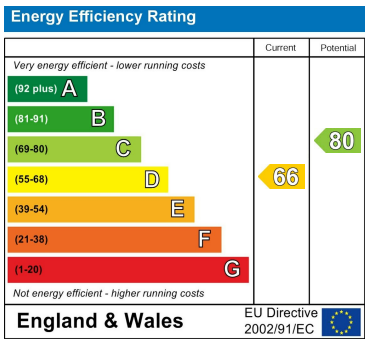
Area Map



Energy Efficiency Graph



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