



# Cauldwell

PROPERTY SERVICES



## 8 Hengistbury Lane

Tattenhoe, Milton Keynes, MK4 3BF

Offers Over £435,000



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## ENTRANCE HALL

Composite double glazed door to front. Radiator. Stairs to first floor landing. Understairs storage cupboard.

## LIVING ROOM

13'0" x 12'2" (3.98 x 3.73)

Double glazed bay window to front. Radiator. Television point and internet point. Feature fireplace. Fitted shelving and storage cupboards.

## KITCHEN

14'0" x 9'2" (4.28 x 2.8)

Double glazed window to rear. Double glazed Door to rear Fitted with a range of wall and base units with worksurface incorporating sink drainer unit and mixer tap. Electric oven and gas hob with extractor hood over. Plumbing for washing machine and space for tumble dryer. Plumbing for dishwasher. Tiled flooring. Radiator. Wall mounted boiler . Door way to dining room.

## DINING ROOM

9'10" x 7'10" (3.01 x 2.39)

Double glazed French doors to rear. Radiator. Space for fridge.

## CONSERVATORY

6'11" x 6'9" (2.11 x 2.06)

Brick and UPVC double glazed construction with windows to both sides and rear. Double glazed door to rear.

## CLOAKROOM

Two piece suite comprising close coupled wc and wash hand basin. Radiator. Extractor fan.

## FIRST FLOOR LANDING

Stairs from entrance hall. Double glazed window to front and corner bay window to side. Radiator. Access to loft space. Airing cupboard. LED lighting.

## BEDROOM ONE

10'4" x 10'4" (3.15 x 3.17)

Double glazed window to front. Radiator. Part panelled walls. Built in double wardrobe.

## ENSUITE

Double glazed obscure window to side. Three piece suite comprising shower cubicle with electric shower, wash hand basin and close coupled wc. Shaver point. Extractor fan. Radiator.

## BEDROOM TWO

10'2" x 7'7" (3.11 x 2.33)

Double glazed window to rear. Radiator.

## BEDROOM THREE

8'7" x 6'9" (2.63 x 2.06)

Double glazed window to rear. Radiator.

## BATHROOM

Double glazed obscure window to rear. Three piece suite comprising bath with mains shower and screen, wash hand basin in vanity surround and close coupled wc. Heated towel rail. Extractor fan. Tiled walls and flooring. LED lighting.

## GARAGE

Up and over door. Door to rear garden. Driveway parking.

## FRONT GARDEN

Shingle stone with beds and borders, plants and flowers.

## REAR GARDEN

Laid to lawn with rear width patio extending to side. Wall surround. Outside tap and power,. Gated access to front. Personal door to garage.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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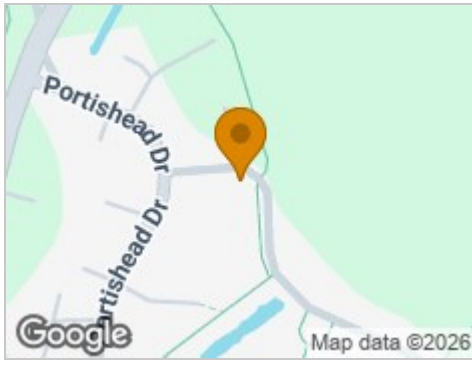
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The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details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



## Road Map



## Hybrid Map



## Terrain Map



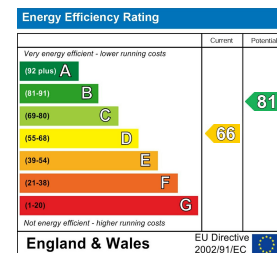
## Floor Plan



## 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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