

Cauldwell

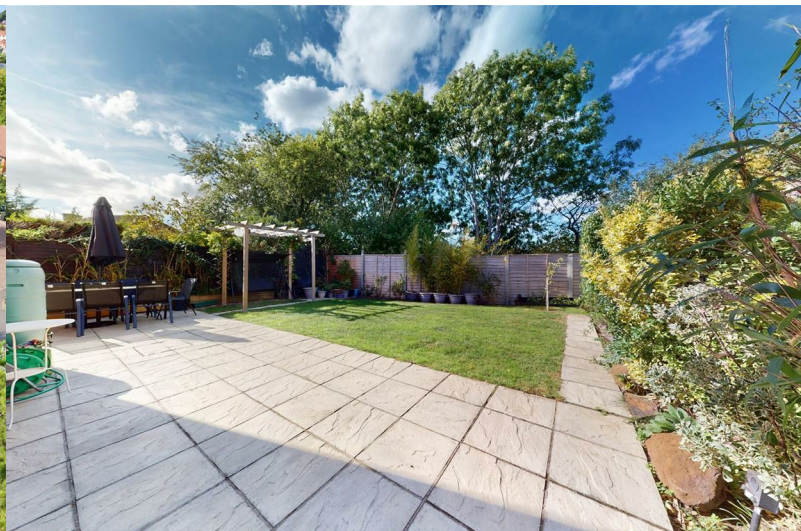
PROPERTY SERVICES



13 Tatling Grove

Walnut Tree, Milton Keynes, MK7 7EG

£485,000



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ENTRANCE HALL

Door to front. Radiator. Stairs to first floor landing with understairs storage cupboard and light. Radiator.

CLOAKROOM

Double glazed obscure window to front. Two piece suite comprising close coupled wc and wash hand basin in vanity surround Heated towel rail. Tiled flooring. Part tiled walls .

LIVING ROOM

19'10" x 10'11" max (6.06 x 3.34 max)

into bay

Double glazed bay window to front. Vertical radiator. Television point. Fibre internet point. Arch to dining room.

DINING ROOM

8'11" x 11'4" (2.74 x 3.47)

Double glazed patio doors to rear. Vertical radiator. Door to kitchen.

KITCHEN

11'4" x 8'2" (3.46 x 2.51)

Double glazed window to rear. Fitted with a range of wall and base units with solid wood worksurfaces. Stainless steel sink drainer unit and mixer tap. Range style electric oven and five ring gas hob with extractor hood over. Plumbing for dishwasher. Under cupboard lighting. Plinth lighting. Radiator. Door to utility room.

UTILITY ROOM

7'8" x 7'9" (2.35 x 2.38)

Double glazed window to rear and door to rear. Fitted wall and base units with wooden worksurfaces. Sink drainer unit. Plumbing for washing machine. Space for tumble dryer and fridge freezer. Radiator. Door to garage. Access to loft space.

GARAGE

16'8" x 8'3" (5.09 x 2.54)

Up and over door to front. Power and light. Roof storage space. Door to utility room. Wall mounted combination boiler

FIRST FLOOR LANDING

Stairs from entrance hall. Access to boarded loft space via drop down ladder. Airing cupboard. Double glazed window to side.

BEDROOM ONE

11'6" x 10'9" (3.53 x 3.28)

Double glazed window to rear. Radiator. Two wardrobe recess areas.

ENSUITE

Three piece suite comprising shower cubicle with mains shower, wash hand basin in vanity surround and close coupled wc. Heated towel rail. Double glazed obscure window to side. Tiled flooring. Part tiled walls.

BEDROOM TWO

10'8" x 8'5" (3.27 x 2.58)

Double glazed window to front. Radiator.

BEDROOM THREE

8'11" x 6'9" (2.73 x 2.07)

Double glazed window to rear. Radiator.

BEDROOM FOUR

10'0" x 6'9" (3.07 x 2.06)

Double glazed window to front. Radiator. Built in wardrobe.

BATHROOM

Double glazed obscure window to side. Three piece suite comprising bath with mixer tap and shower over with screen, wash hand basin in vanity surround and close coupled wc. Heated towel rail. Tiled flooring. Part tiled walls.

FRONT GARDEN

Block paved driveway parking for three/four vehicles. Mainly laid to shingle stone with mature beds and borders.

REAR GARDEN

Laid to lawn with rear width patio area with mature flower beds and borders. Wooden pergola. Outside tap. Garden lighting. Gated access to front.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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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.

AGENTS NOTE

* Since the production of the energy performance certificate a new combination boiler has been fitted.



Road Map



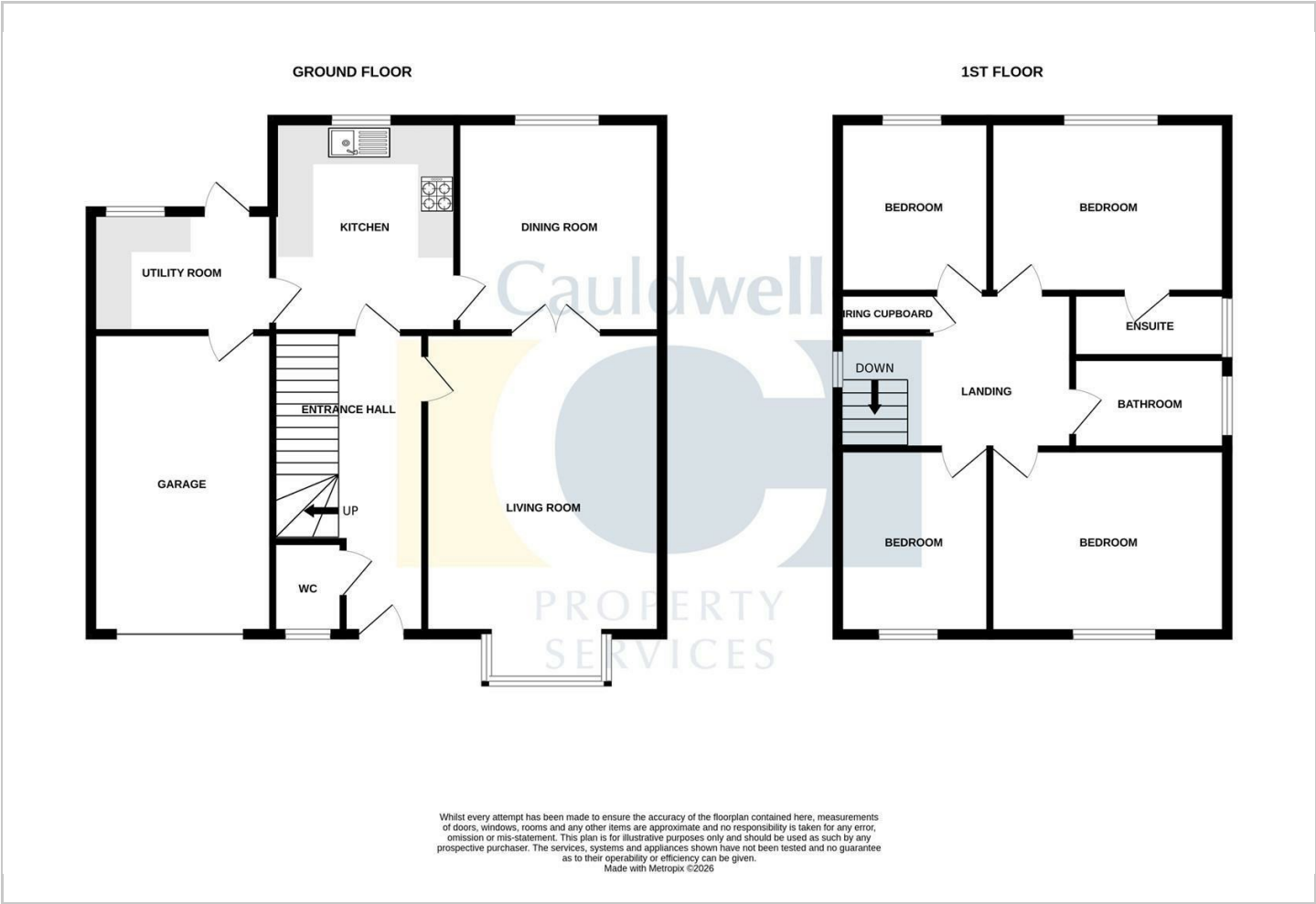
Hybrid Map



Terrain Map



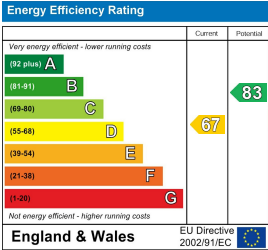
Floor Plan



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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