



# Cauldwell

PROPERTY SERVICES



## 14 Hengistbury Lane, Milton Keynes, MK4 3BF Offers Over £610,000

Cauldwell Property Services are delighted to bring to the market this stunning five bedroom detached family home, located in the highly sought-after area of Tattenhoe, Milton Keynes. This beautifully presented residence boasts versatile accommodation set over three floors, including a tasteful loft conversion.

The ground floor comprises an inviting entrance hall, a dual-aspect living room, a separate dining room, a refitted kitchen/breakfast room with adjoining utility room and a downstairs cloakroom.

To the first floor, there are four well-proportioned bedrooms, including a guest bedroom with ensuite shower room, and a family bathroom serving the remaining bedrooms.

The second floor has been converted to create a luxurious principal suite, complete with bedroom area, dressing space, and a stunning ensuite bathroom.

Externally, the property offers a double width driveway leading to a detached double garage, and a secluded, enclosed rear garden providing the perfect space for outdoor relaxation and entertaining.

An internal viewing is highly recommended to fully appreciate the size, style, and setting of this impressive home.

### **ENTRANCE HALL**

Entrance door. Radiator. Double glazed window to front aspect. Wood effect flooring. Stairs to first floor. French doors to dining room. Door to living room, kitchen/breakfast room and cloakroom.

### **CLOAKROOM**

Frosted double glazed window to front aspect. Two piece suite comprising low level wc and wash hand basin. Tiled splash backs. Radiator. Wood effect flooring.

### **LIVING ROOM 18'11" x 11'3" (5.79 x 3.45)**

Dual aspect with double glazed window to front aspect and French doors to rear garden. Feature open fireplace and surround. Coving to ceiling. Two radiators. Television point. Wood effect flooring.

### **DINING ROOM 10'7" x 9'10" (3.25 x 3.00)**

Double glazed window to front aspect. Radiator. Coving to ceiling.

### **REFITTED KITCHEN/BREAKFAST ROOM 12'7" x 11'6" (3.84 x 3.53)**

Twin double glazed window to rear aspect. Double glazed window to side aspect. Fitted with soft close wall and base units with wooden-work surfaces incorporating one and a half sink with mixer tap and cutlery drainer. Built in double oven and warming drawer. Fitted hob with extractor fan over. Tiled splash back to hob. Built-in microwave Built in larder fridge, built in under counter freezer, built in dishwasher. Radiator. Under unit lighting. Leading to Utility room. Skimmed ceiling.

### **REFITTED UTILITY ROOM 7'8" x 5'8" (2.34 x 1.73)**

Door to rear garden. Refitted with a range of soft close base units with wooden work surface incorporating sink and drainer with mixer tap. Wall mounted boiler. Plumbing for washing machine. Radiator. Extractor.

### **FIRST FLOOR LANDING**

Door to all rooms. Stairs leading to the second floor..

### **BEDROOM TWO 10'9" x 10'2" (3.30 x 3.10)**

Double glazed window to rear aspect. Wood effect flooring. Built in wardrobes. Door to re-fitted ensuite.

### **REFITTED ENSUITE**

Frosted double glazed window to rear aspect. Three piece suite comprising double shower cubicle with shower, low level wc and wash hand basin in vanity unit. Heated towel rail. Tiled.

### **BEDROOM THREE 11'6" x 9'8" (3.53 x 2.95)**

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

### **BEDROOM FOUR 8'11" x 8'2" (2.74 x 2.49)**

Double glazed window to rear aspect. Radiator. Double built in wardrobe.

### **BEDROOM FIVE 10'9" x 6'9" (3.30 x 2.08)**

Double glazed window to front aspect. Radiator.

### **FAMILY BATHROOM**

Frosted double glazed window to front aspect. Three piece suite comprising panelled bath with shower, low level wc and wash hand basin in vanity unit. Radiator. Tiled splash backs.

### **SECOND FLOOR LANDING**

Double glazed skylight to the front. Sliding door leading to bedroom one.

### **BEDROOM ONE 10'9" x 11'3" (3.28 x 3.45)**

Plus 1.86 x 2.83 Dressing area. Measured into restricted head height. Three double glaze skylights to the rear double glaze skylight to front. Radiator. Eaves storage and dressing area. Door to ensuite.

### **ENSUITE**

Double glazed skylight to the side. Four piece suite with bath. Walk-in double tiled shower cubicle with a wall mounted shower. Low level WC. Wash hand basin with mixer tap and splash back tile. Heated chrome towel rail.

### **FRONT GARDEN**

Hard standing driveway. Lawned area and raised beds. Gated side access to rear garden.

### **REAR GARDEN**

An enclosed garden, mainly laid to lawn with patio area and two decked areas. Flower and shrub borders. Outside tap. Gated side access to front garden.

### **SIDE GARDEN**

Enclosed (scope to extend, subject to planning permission) Mainly laid to lawn. Door to garage. Gated side access to front.

### **DOUBLE GARAGE**

Up and over doors with power and light.

All measurements are approximate. 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.

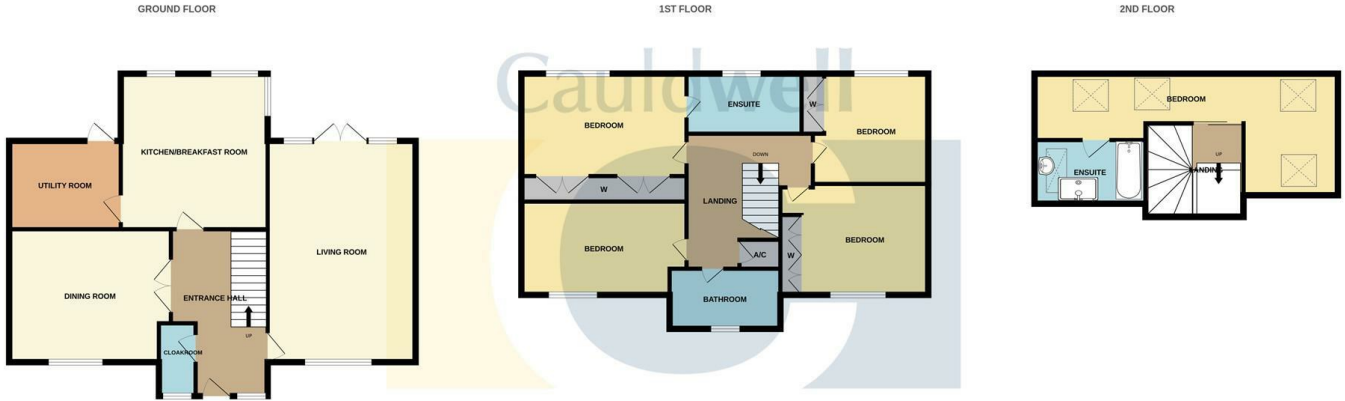
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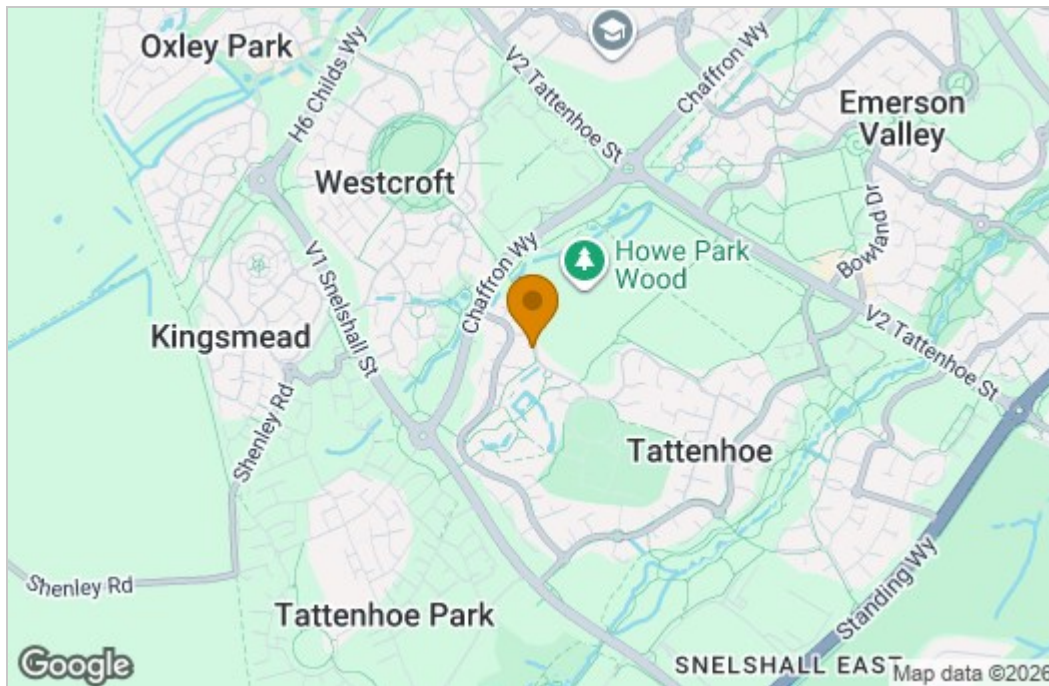
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# Floor Plan



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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