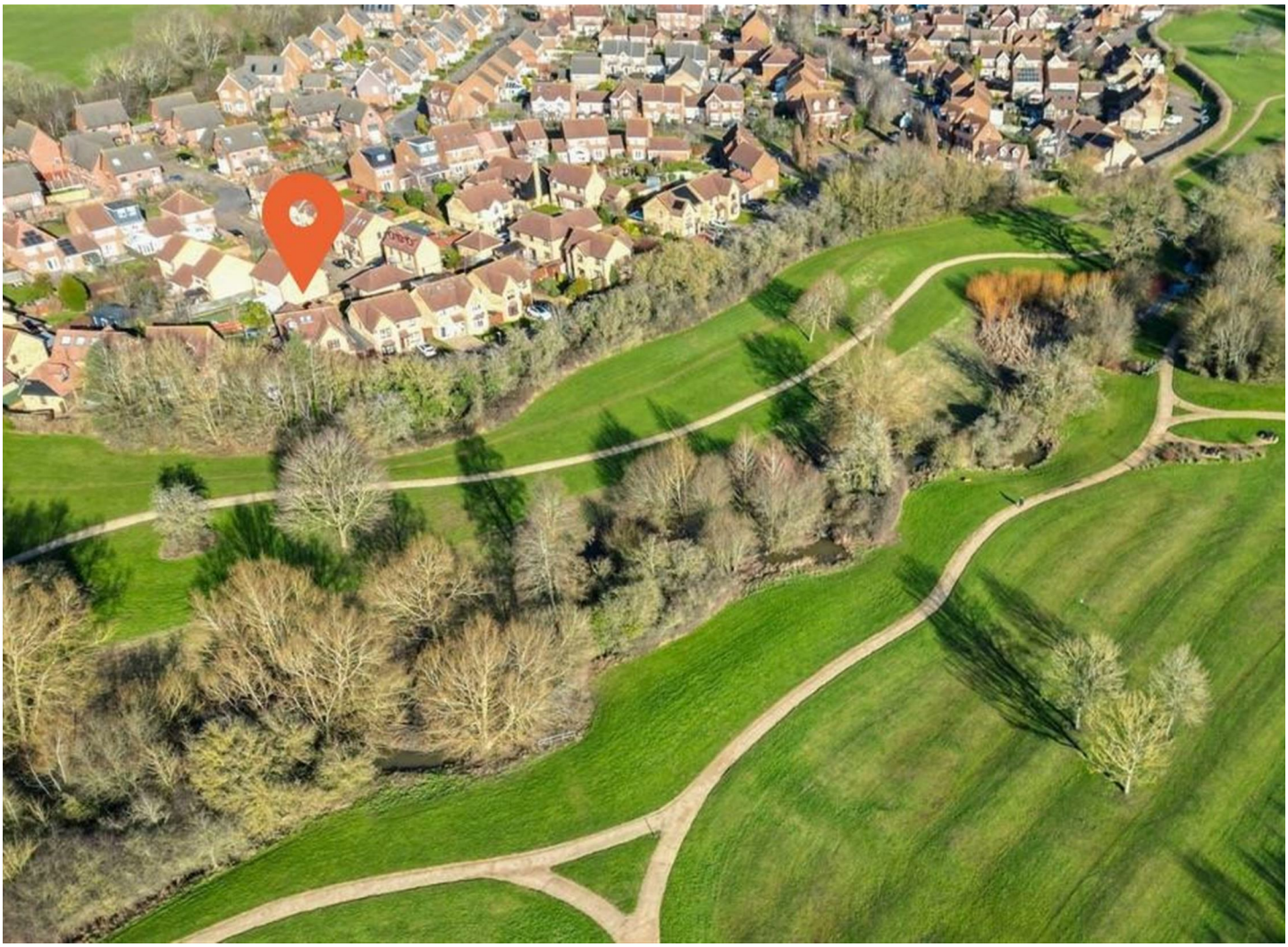
Cauldwell

PROPERTY SERVICES



110 Hartland Avenue, Tattenhoe, MK4 3FH

£699,995

An exceptional SIX-BEDROOM detached family home, beautifully refurbished and substantially extended to three sides, occupying a quiet cul-de-sac position overlooking the picturesque Linear Park.

Offering versatile and generously proportioned accommodation across three floors, this impressive home has been thoughtfully modernised to an excellent standard, making it an ideal purchase for growing or multi-generational families.

The accommodation briefly comprises a welcoming entrance hall, a versatile study created from the garage conversion, a separate family room, an impressive extended living room with a feature bay window, a formal dining room, a stunning refitted kitchen/breakfast room complete with granite work surfaces, a refitted utility room, a stylish refitted cloakroom and a practical boot room.

The first floor offers a spacious principal bedroom with a beautifully refitted en-suite shower room, a generous guest bedroom with its own refitted en-suite, two further well-proportioned bedrooms and a contemporary family bathroom. The second floor provides two additional double bedrooms and a separate shower room, offering flexible accommodation for larger families, guests or those working from home.

Outside, the property enjoys an attractive, low-maintenance rear garden, predominantly laid to artificial lawn with a substantial paved patio, creating an ideal space for entertaining and family life. To the front, a

ENTRANCE HALL
Front entrance door. Stairs to first floor. Understairs storage cupboard. Radiator. Coving to skimmed ceiling. Karndean flooring. Doors to all rooms.

CLOAKROOM
Re-fitted two piece suite comprising low level wc and wash hand basin. Heated towel rail. Tiled walls. Skimmed ceiling.

KITCHEN/BREAKFAST ROOM 14'11" x 14'11" (4.57 x 4.57)
Double glazed window and french doors to rear. Range of high gloss wall and base units, with worksurface over and splash backs. Two built in oven and hobs. Radiator.

UTILITY ROOM
Range of wall and base units with worksurface over incorporating sink. Plumbing for washing machine. Door to boot room.

BOOT ROOM
Extension.
Double glazed door to front and rear. Three sky lights. Skimmed ceiling with spot lights. Two radiators.

DINING ROOM 13'3" x 10'2" (4.04 x 3.10)
Cornice to skimmed ceiling. Double glazed window to rear. Radiator. Karndean flooring.

FAMILY ROOM 12'2" x 10'0" (3.73 x 3.05)
Double glazed window to rear and side with two double glazed sky lights to side. Built in cupboard. Radiator. Karndean flooring Cornice to skimmed ceiling.

LIVING ROOM 14'2" x 16'2" (4.34 x 4.95)
Double glazed bay window to front. Extension to side. Cornice to skimmed ceiling. Two radiators.

STUDY 15'1" x 7'1" (4.62 x 2.18)
(garage conversion)
Double glazed window to front. Radiator. Cornice to skimmed ceiling.

FIRST FLOOR LANDING
Stairs to second floor. Door to bedrooms one, two, three and four, family bathroom and cupboard. Coving to skimmed ceiling with spot lights. Built in cupboard.

BEDROOM ONE 12'7" x 12'4" (3.86 x 3.76)
Extended
Two double wardrobes. Radiator. Double glazed window to rear. Newly fitted carpet. Skimmed ceiling with spot lights.

ENSUITE
Three piece suite comprising double shower cubicle, low level wc and his and hers wash hand basins. Frosted double glazed windows to side. Tiled flooring and walls. Skimmed ceiling. Extractor shaver point,.

BEDROOM TWO 13'1" x 10'11" (4.01 x 3.35)
Double door fitted cupboard. Double glazed window to front. Radiator. Skimmed ceiling. Newly fitted carpet. Door to ensuite.

ENSUITE
Re-fitted suite comprising tiled shower cubicle, low level wc and wash hand basin. Shaver point. Extractor. Skimmed ceiling with spot lights. Heated towel rail. Frosted double glazed window to front.

BEDROOM THREE 11'5" x 11'3" (3.48 x 3.43)
Four door fitted wardrobe. Radiator. Double glazed window to rear. Newly fitted carpet. Skimmed ceiling.

BEDROOM FOUR 13'10" x 8'0" (4.24 x 2.46)
Double glazed window to front. Skimmed ceiling. Newly fitted carpet. Built in cupboard.

SHOWER ROOM
Re-fitted suite comprising double shower cubicle with shower, low level wc and wash hand basin in vanity surround. Heated towel rail. Tiled walls and flooring. Skimmed ceiling with spot lights and extractor. Frosted double glazed window to side. Shaver point.

SECOND FLOOR LANDING
Double glazed sky light to front. Door to bedrooms five, six and shower room. Double glazed sky lights.

BEDROOM FIVE 15'7" x 10'11" (4.75 x 3.35)
Restricted head height.
Two double glazed windows to rear. Two radiators. Eaves storage cupboard.

BEDROOM SIX 8'0" x 15'7" (2.44 x 4.75)
Restricted head height
Double glazed window to front. Radiator. Skimmed ceiling. Spot lights.

SHOWER ROOM
Three piece suite comprising low level wc, tiled shower cubicle and wash hand basin. Shaver point. Extractor. Tiled flooring and walls. Sky light to rear.

REAR GARDEN
Enclosed and laid to artificial lawn. Patio area. Outside light and tap. Wooden fence surround.

FRONT GARDEN
Laid to artificial lawn. Block paved driveway.

1. Measurements
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.

2. Vendor Approval

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.

4. Solicitors

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

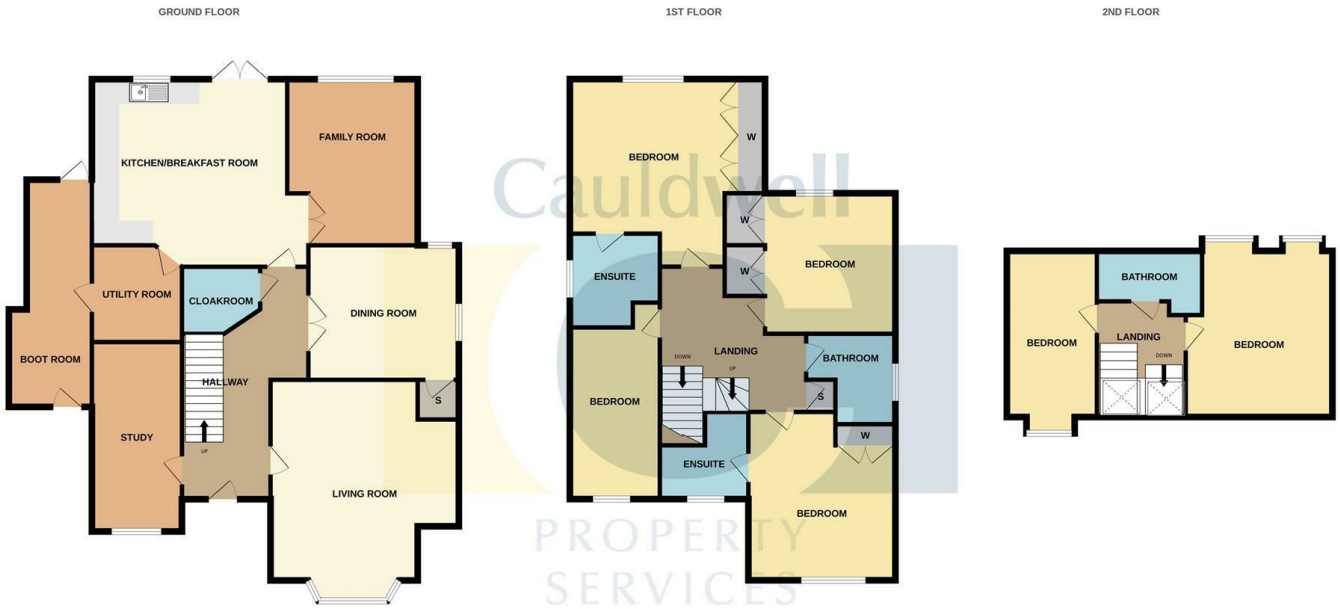
5. Anti Money Laundering Verification checks

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.

6. Photography

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.

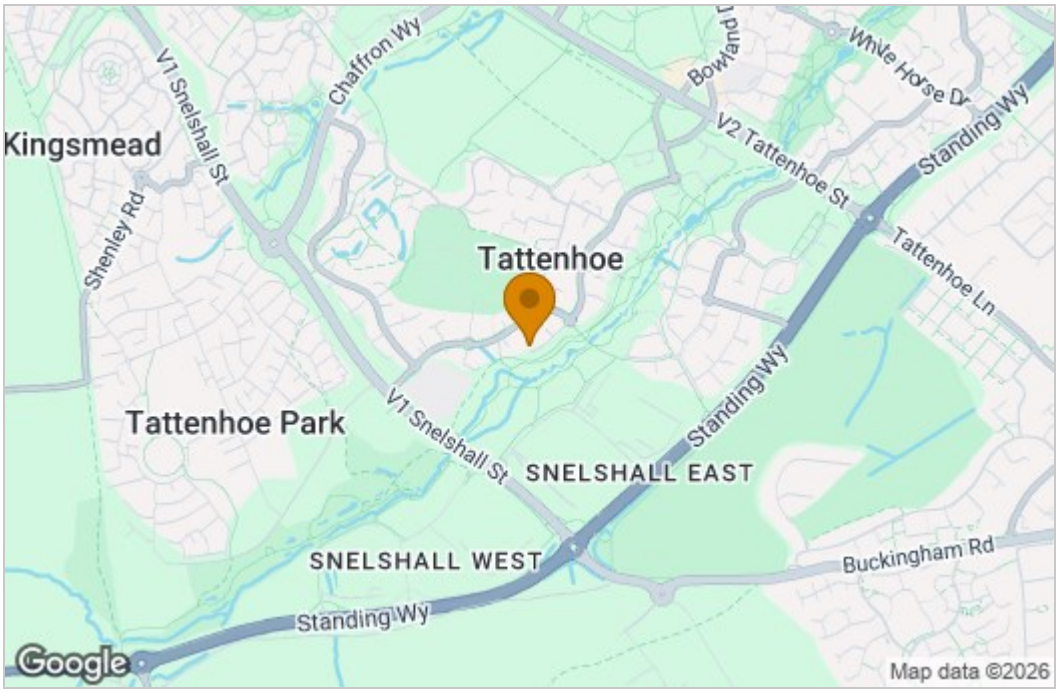
Floor Plan



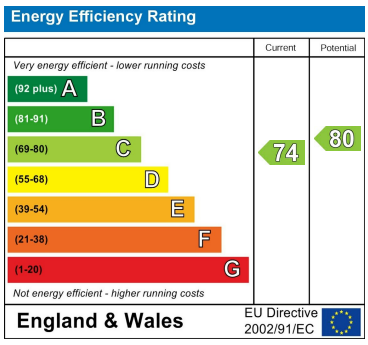
TOTAL FLOOR AREA : 2390sq.ft. (222.0 sq.m.) approx.

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.
Made with Metropix ©2026

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

The Vizion, 350 Avebury Boulevard, Central Milton Keynes, Buckinghamshire, MK9 2JH
Tel: 01908 304480 Email: info@cauldwellproperty.co.uk www.cauldwellproperty.co.uk