



Cauldwell

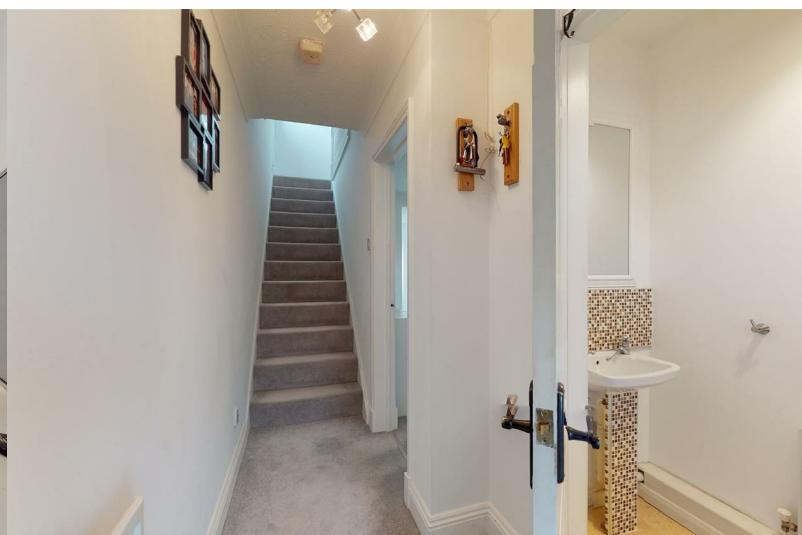
PROPERTY SERVICES



54 Hartland Avenue

Tattenhoe, Milton Keynes, MK4 3BW

£430,000



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COUNCIL TAX BAND

Council tax band D. Sourced from <http://cti.voa.gov.uk/cti/init.asp>

ENTRANCE PORCH

Front entrance door. Double glazed door to entrance hall. Electric heater. Skimmed ceiling.

ENTRANCE HALL

Stairs to first floor. Radiator. Door to living room and cloakroom.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Splash back tiling. Radiator. Frosted double glazed window to front.

LIVING ROOM

12'1" x 12'11" (3.70 x 3.94)

Double glazed window to front. Double panelled radiator. Understairs storage cupboard. Opening to kitchen/diner.

KITCHEN/DINER

15'6" x 8'9" (4.73 x 2.68)

Re-fitted kitchen with a range of soft close wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Built in oven, four ring hob and extractor hood. Built in fridge freezer. Breakfast bar. Tiled flooring. Under unit lighting. Two double glazed windows and double glazed door to rear. Double panelled radiator. Skimmed ceiling.

FIRST FLOOR LANDING

Doors to all rooms. Access to loft. Double glazed window to side. Storage cupboard.

BEDROOM ONE

9'0" x 9'0" (2.76 x 2.75)

Double glazed window to rear. Radiator. Built in cupboard. Door to ensuite.

ENSUITE

Three piece suite comprising tiled shower cubicle, low level wc and wash hand basin and cupboard surround. Radiator. Frosted double glazed window to side. Extractor

BEDROOM TWO

276 x 272 (84.12m x 82.91m)

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

BEDROOM THREE

8'7" x 7'1" (2.62m x 2.18m)

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

BATHROOM

Three piece suite comprising panelled bath with mixer tap. low level wc and wash hand basin. Part tiled walls. Tiled flooring. Frosted double glazed window to rear.

REAR GARDEN

Enclosed and laid to lawn with patio area and wooden fence surround. Gated side access.

FRONT GARDEN

Block paved driveway for parking.

SINGLE GARAGE

Up and over door.

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.

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.

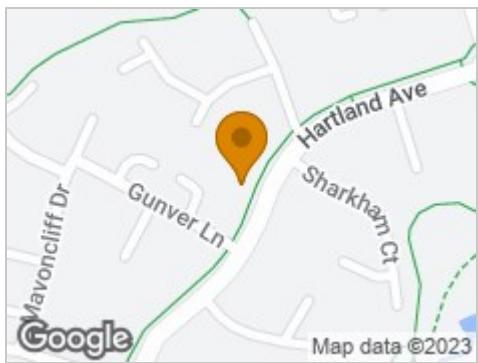
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We routinely refer customers to Franklins solicitors, Key Conveyancing and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them



Road Map



Hybrid Map



Terrain Map



Floor Plan

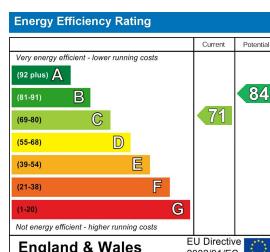


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our Cauldwell Property Services LTD 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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