Cauldwell

PROPERTY SERVICES

8 Hengistbury Lane

Tattenhoe, Milton Keynes, MK4 3BF

£435,000

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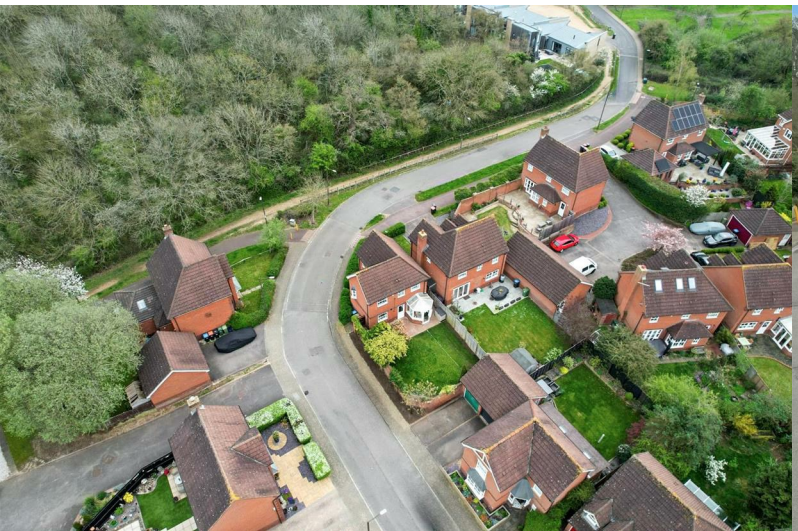

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ENTRANCE HALL

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.

Tel: 01908 304480

REAR GARDEN

Laid to lawn with rear width patio extending to side. Wall surorund. 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.
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.

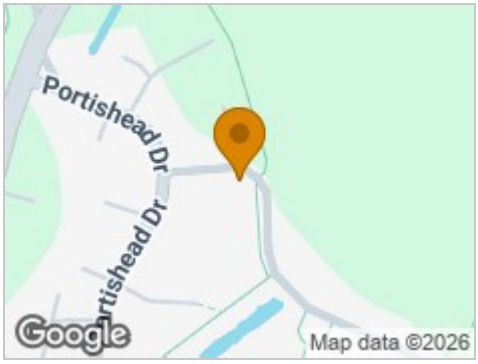
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

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.

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.

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.

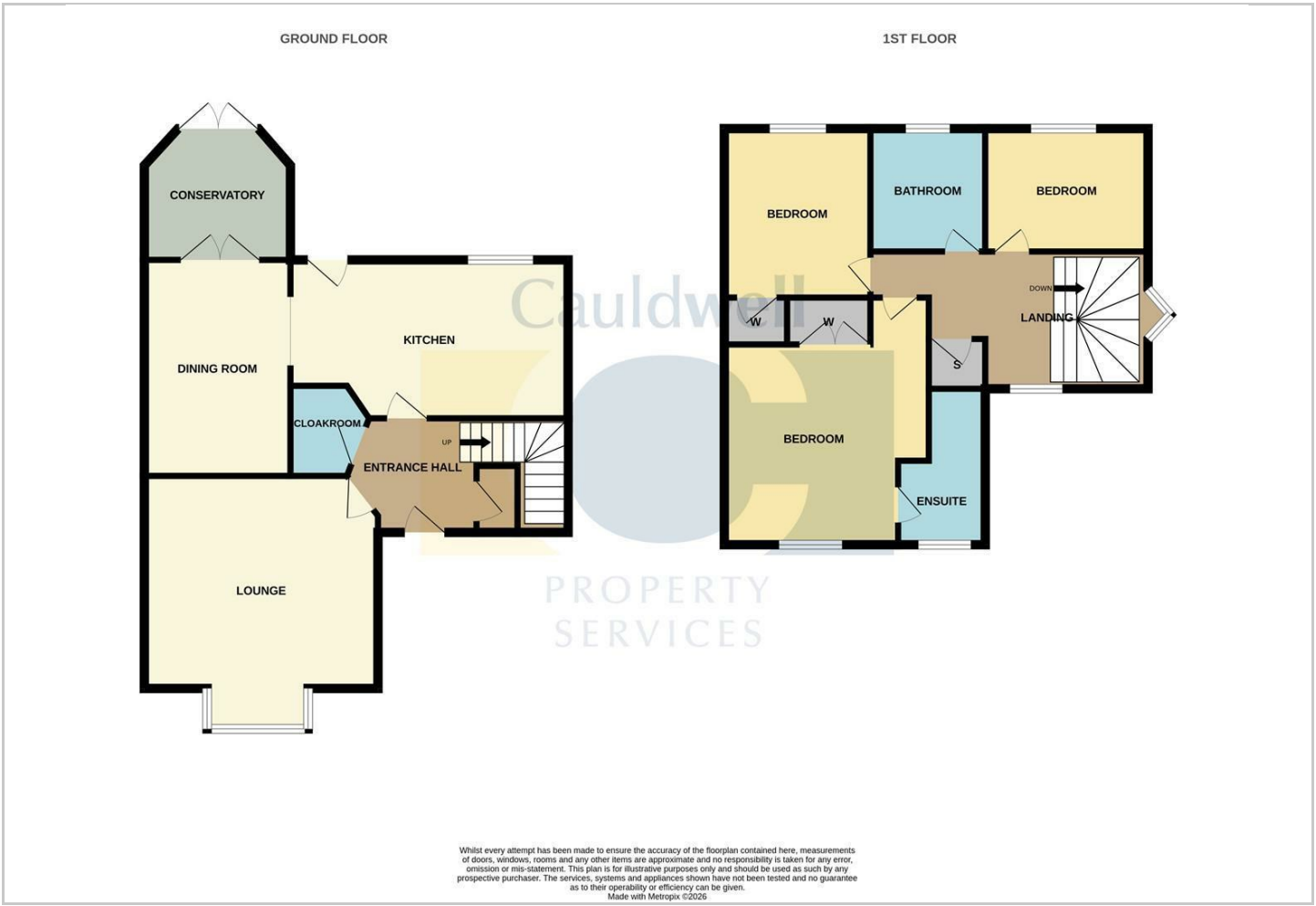
Road Map



Hybrid Map

Terrain Map

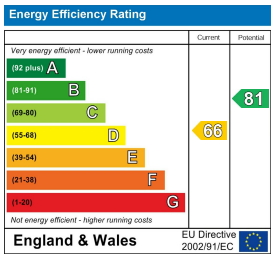
Floor Plan



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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