

# KING

ESTATE AGENTS

**4 Bed Detached**

Offers in Excess of  
**£635,000**



## Hengistbury Lane , Tattenhoe, MK4 3EL

**\*LOCATED BORDERING ONTO HOWE PARK WOODS\*GOOD SIZE PLOT\*DOUBLE GARAGE AND DRIVEWAY FOR SEVERAL VEHICLES\*EXCELLENT CONDITION THROUGHOUT\***

King Estate Agents are proud to bring to the market this executive family Home, set in a prime location on the edge of Howe Park Wood, offering four bedrooms, a detached double garage and ample parking for several vehicles. The ground floor accommodation comprises entrance hall, cloakroom, study, living room, kitchen/dining/family room and a separate utility room. Upstairs there is a master bedroom with en suite, three further bedrooms and a family bathroom. Outside there is a private rear garden with some mature trees, and to the front there is a large block paved driveway leading to a double garage. Early viewing is highly recommended!

## Accommodation

DETACHED EXECUTIVE HOME

FOUR BEDROOMS

EXCELLENT LOCATION

GENEROUS SIZED PLOT

DOUBLE GARAGE AND WIDE DRIVEWAY

IMMACULATE CONDITION THROUGHOUT

LIVING ROOM AND KITCHEN/DINING ROOM

STUDY

## Ground Floor

**Entrance Hall** - Storage cupboard, radiator, stairs rising to first floor landing, Amtico flooring.

**Cloakroom** - Refitted to comprise low level WC, wash hand basin with vanity unit under, half tiled surround, heated towel rail, double glazed window to side aspect.

**Study** - Radiator, two double glazed window to front aspect.

**Living Room** - Feature fireplace, two radiators, two double glazed windows to side aspect, double glazed patio door to rear garden, two radiators.

**Kitchen/Dining Area** - Fitted to comprise stainless steel sink and drainer with mixer tap over and cupboard under, a further range of base and eye level units, granite work surface with up stands, built in double oven/hob and extractor, dishwasher, fridge freezer, Amtico flooring, radiator, double glazed patio door to garden, double glazed window to rear and side aspect.

**Utility Room** - Fitted to comprise stainless steel sink and drainer with mixer tap over and cupboard under, double glazed door to side garden, space for washing machine.

## First Floor

**First Floor Landing** - Double glazed window to front aspect, airing cupboard, loft access.

**Master Bedroom** - Fitted wardrobe, radiator, double glazed window to front aspect, door to ensuite.

**Ensuite** - Fitted to comprise double shower cubicle, low level WC, pedestal wash hand basin, heated towel rail, double glazed window to side aspect.

**Bedroom Two** - Radiator, fitted wardrobe, double glazed window to rear aspect.

**Bedroom Three** - Fitted wardrobe, radiator, double glazed window to front aspect.

**Bedroom Four** - Radiator, double glazed window to rear aspect.

**Family Bathroom** - White suite fitted to comprise panel bath, pedestal wash hand basin, heated towel rail, double glazed window to side aspect.

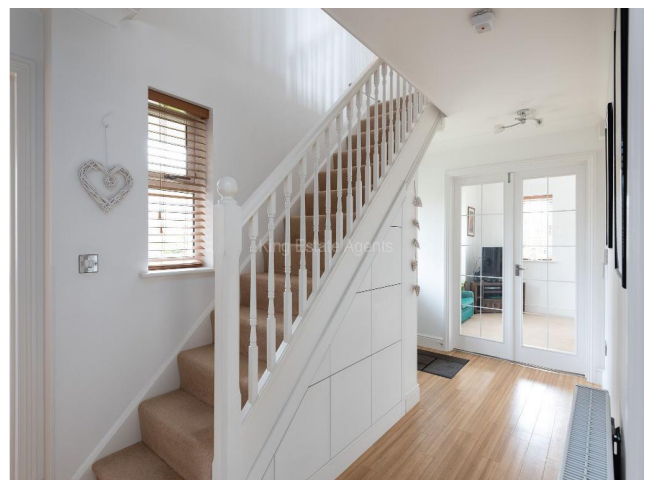
## Exterior

**Front** - Large blocked paved driveway leading to a double garage, landscaped front and side garden with shrub borders.

**Rear Garden** - Laid to lawn with various patio areas and mature trees.

## Location

The desirable area of Tattenhoe is situated in West Milton Keynes and boasts lots of green areas and parks such as Howe Park Wood with its lovely independent cafe. There is a popular family pub/restaurant within walking distance and local shops are a short walk away at Westcroft's District Centre. Tattenhoe is well located to reach the Centre of Milton Keynes with a vast array of restaurants, shops and further amenities. The Central MK Train station is approx 4 miles away offering direct links into London Euston within 35 minutes. There are primary and secondary schools both within walking distance. Tattenhoe is also on the right side of Milton Keynes for the grammar schools.

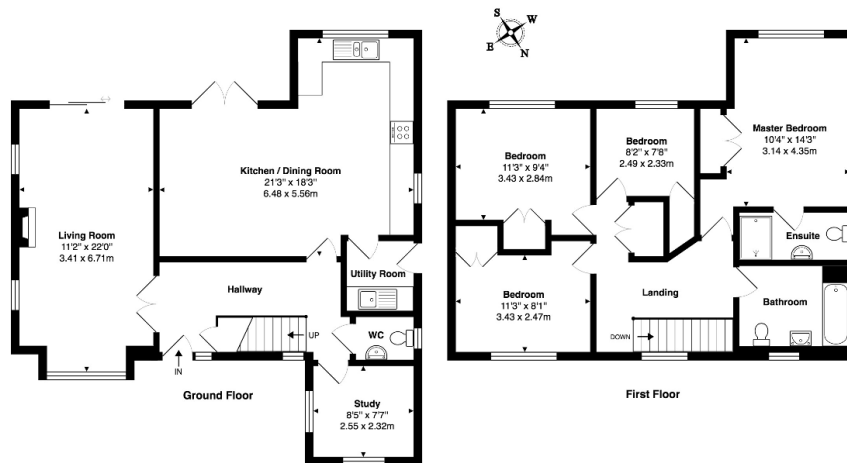






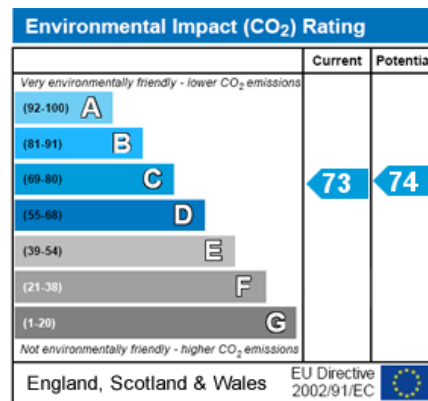
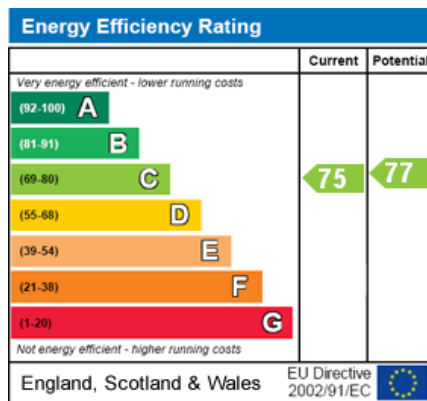






Total Area: 1540 ft² ... 143.1 m²

Floor plan produced for King Estate Agents by MK Property Photography.  
All floor plans are drawn using various skill and care however MK Property Photography accepts no liability whatsoever for any error or omission or inadvertent mis-statement in a floor plan.  
Floor plans are for layout purposes only and are not intended to be scale drawings.  
All measurements are approximate and should not be relied upon for valuation purposes.



## Additional Information

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. King Estate Agents has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. King Estate Agents has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.