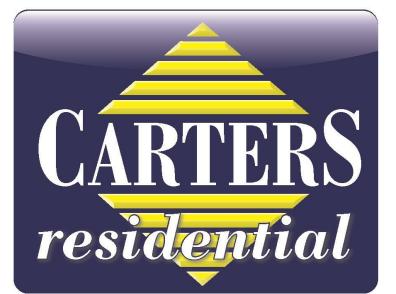




Hartland Avenue, Milton Keynes, MK4 3FH



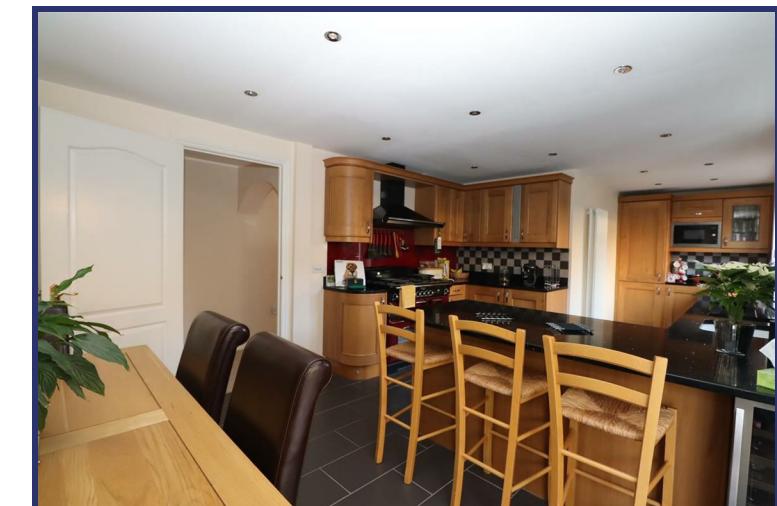
106 Hartland Avenue
Tattenhoe
Milton Keynes
MK4 3FH

£595,000

Carters are delighted to offer for sale this much improved five bedroom detached family home situated in a peaceful location opposite Tattenhoe Valley Park.

The current owners have remodeled the ground floor, opening up the kitchen & dining room to create one large living space and adapted the garage into a playroom/study. In addition, a loft conversion has added a large master suite on the second floor with an en-suite bathroom. The full accommodation comprises, entrance hall, cloakroom, lounge, kitchen/dining room, conservatory and an integral garage, currently used as an extra reception room. On the first floor there are four DOUBLE bedrooms, one with an en-suite and a family bathroom. The master bedroom on the top level is served by a four price en-suite bathroom. To the outside, there is a double width resin-bonded driveway providing side-by-side parking, complemented by an artificial lawn. The rear garden has a resin-bonded patio seating area and a central lawn.

This property must be viewed to be fully appreciated.





Carters can
arrange for you to
view this property
7 days a week



Location - Tattenhoe

Tattenhoe is situated in West Milton Keynes and boasts lots of green areas and parks such as Howe Park Wood. There is a popular family pub/restaurant (The Prince George) 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 an abundance of restaurants, shops and further amenities. The Central MK Train station is approx 4 miles away offering direct links into London Euston within 30 minutes (Fast train). There are primary and secondary schools both within walking distance. Tattenhoe is also on the right side of Milton Keynes for the grammar schools.

Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Milton Keynes City Council

Council Tax Band: Band E.

Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

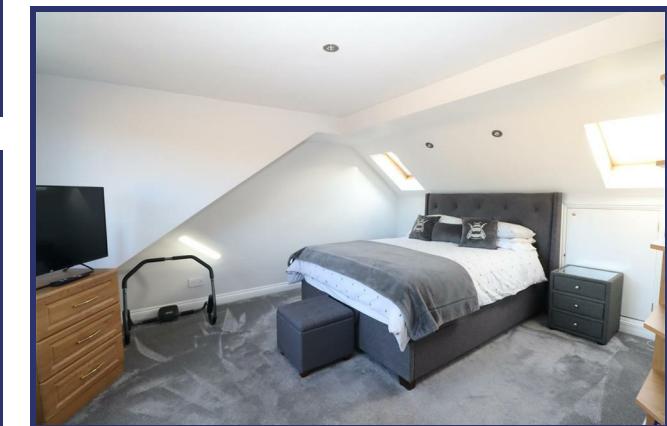
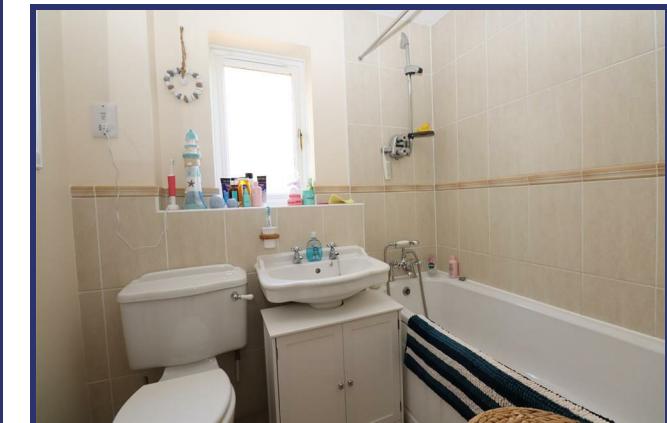
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer

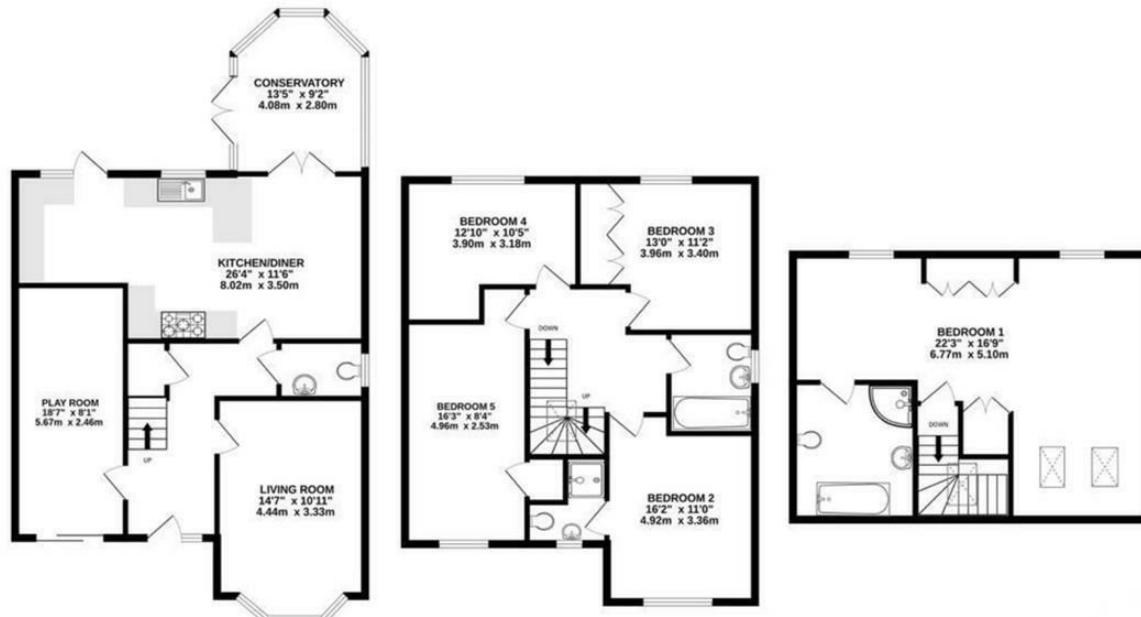
Whilst we endeavour to make our sales particulars accurate and reliable, if there is

any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.



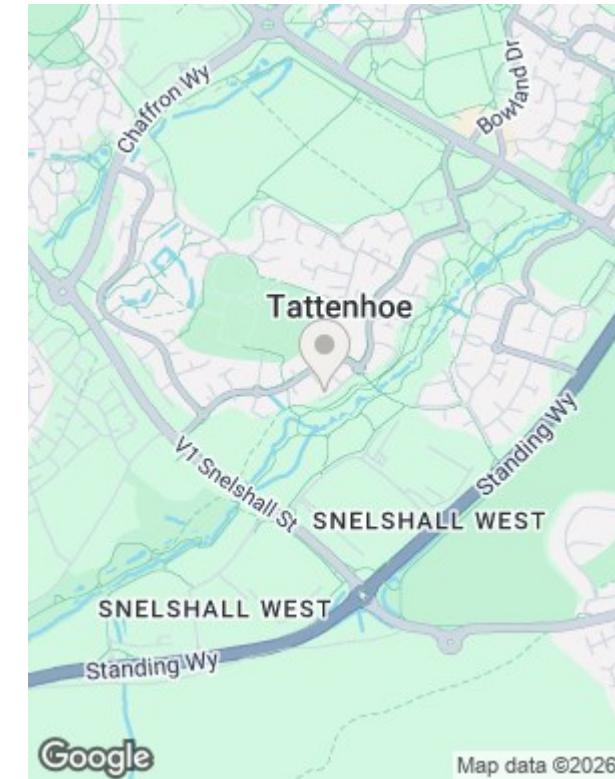


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience

01908 561010

miltonkeynes@carters.co.uk

carters.co.uk

59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

