



Cauldwell

PROPERTY SERVICES



55 Hayton Way, Milton Keynes, MK4 4LD

Offers Over £360,000

Cauldwell are delighted to offer for sale this charming townhouse located in the desirable area of Tattenhoe Park on Hayton Way. This delightful property boasts three bedrooms, making it perfect for a growing family or those in need of extra space.

Property accommodation briefly consists of entrance hall, lounge dining room, kitchen, downstairs cloakroom, first floor landing, bedroom two and three, second floor, bedroom one and ensuite.

Externally there is an enclosed garden and parking to the rear.

With its prime location, you'll have easy access to local amenities, schools, and green spaces, making it an ideal place to call home. Whether you're looking to relax in the nearby parks or enjoy a leisurely stroll through the outskirts of Milton Keynes.

The property is vacant and offered for sale with no upper chain. Book a viewing today for this lovely home.

Council tax band: D
Energy rating: C

ENTRANCE

Entrance through front door into entrance hall. Stairs to first floor. Door to kitchen. Door to lounge/dining room. Radiator. Skimmed Ceiling.

LOUNGE/DINING ROOM 15'5" x 13'0" (4.70 x 3.97)

Double glazed window and double glazed French door to the rear. Two radiators. Under stair storage cupboard. Skimmed Ceiling.

CLOAKROOM

Two piece suite. Low level wc, wash hand basin with mixer tap. Splash back tile. Extractor. Tiled floor. Radiator. Skimmed Ceiling.

KITCHEN 8'4" x 12'8" (2.55 x 3.87)

Fitted with a range of wall and base units. Work surfaces incorporating a sink and drainer with mixer tap. Built in oven, four ring gas hob with stainless steel extractor over. Washing machine, dishwasher and fridge freezer. Radiator. Skimmed Ceiling. Double glazed window to the front.

FIRST FLOOR LANDING

Stairs leading to second floor. Under stair storage cupboard. Skimmed ceiling. Built in cupboard. Radiator. Door to bedroom two and three and family bathroom. Double glazed window to the rear. Skimmed ceiling.

BEDROOM TWO 13'1" x 8'3" (3.99 x 2.53)

Double glazed window to the front. Built in cupboard. Skimmed ceiling.

BEDROOM THREE 12'4" x 8'3" (3.78 x 2.54)

Double glazed window to the rear. Radiator. Skimmed ceiling.

FAMILY BATHROOM

Three piece suite. Panelled bath with mixer tap and shower attachment. Low level wc, wash hand basin with mixer tap. Splash back tile. Skimmed ceiling. Extractor. Radiator. Frosted double glazed window to the front. Skimmed ceiling.

BEDROOM ONE 18'11" x 11'1" (5.79 x 3.39)

Two double glazed sky lights to the rear. Double glazed window to the front. Four door fitted wardrobe. Two radiators. Door to en-suite. Skimmed ceiling. Loft access.

EN-SUITE

Three piece suite. Tiled shower cubical with wall mounted shower. Low level wc, wash hand basin with mixer tap and splash back tile. Shaver point. Extractor fan. Skimmed ceiling. Radiator.

FRONT GARDEN

Pathways leading to entrance and side access. Shrub and brick wall to the front boundary.

REAR GARDEN

Enclosed rear garden laid mainly to lawn. Patio area. Wooden fence panel surround. Gated access.

PARKING

Block paved with two spaces to the rear of the property.

SOLAR PANELS

Photovoltaic panels fitted when the property was built which contribute to the running costs of the electricity.

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.

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Floor Plan

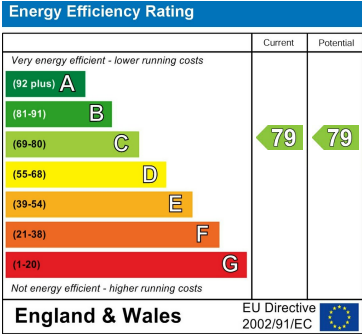


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



Energy Efficiency Graph



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