



Lowland Road, Tattenhoe, MK4 3AP

Price £260,000 Freehold



Backing onto the allotments is this well presented two bedroom mid terraced home with garage, located in the sought after residential area of Tattenhoe. The property boasts a delightful rear garden and would make an excellent first home or investment opportunity.

Offered for sale with no onward chain





# Lowland Road

## Tattenhoe, MK4 3AP



The property is situated within a stones throw of the beautiful Tattenhoe Valley Park, very popular for walkers. Also, in close proximity are sought after local schools, play parks and green areas, Howe Park Woods, Tattenhoe Sports Pavilion and The Prince George a family friendly pub/restaurant. Nearby is Westcroft with a medical centre, library and a Retail Park with supermarkets, shops, restaurants and a pub. Tattenhoe sits to the outskirts of south westerly side of Milton Keynes and really has everything you need.





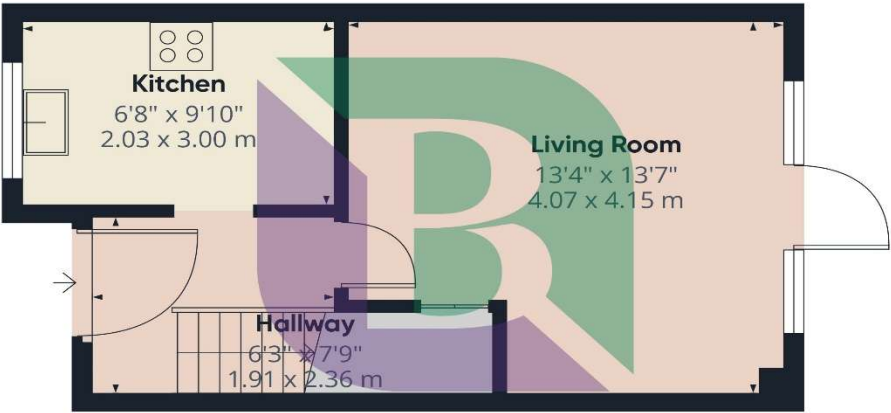
You enter the property into the entrance hall which has the stairs rising to the first floor and doors to the kitchen and living room.

The kitchen is fitted with a range of units complemented by work surfaces incorporating a single drainer sink and a gas hob with chimney-style extractor above. Integrated appliances include a built-in oven, fridge freezer, and dishwasher, with additional space provided for a washing machine.

To the rear of the property, the living room enjoys views of the garden, with windows and a door providing direct access outside. The space also benefits from a useful understairs storage cupboard.

From the first-floor landing, there is access to the bathroom, fitted with a modern white suite, and to two bedrooms, one of which benefits from built-in wardrobes.

Externally, the front of the property features a pathway leading to the front door alongside a lawned area. To the rear lies a delightful split-level garden, incorporating a decking, lawn, and slate sections with shrub borders. A convenient rear gate provides access to the single garage and parking.



Ground Floor



Floor 1

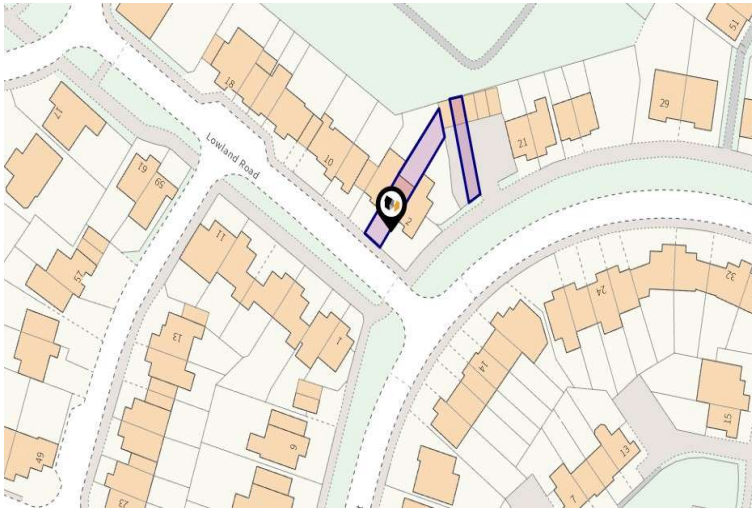
Approximate total area<sup>(1)</sup>  
569 ft<sup>2</sup>  
52.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		<b>91</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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