



54 Hartland Avenue  
Milton Keynes, MK4 3BW



William Coulson  
Partnered With  
**Simpsons**  
Property Experts

"An Impressive Location"

... to form this fantastic three-bedroom detached family home, perfectly positioned within a sought-after residential location, close to the Tattenhoe Valley Park and Giles Brook Primary School, featuring a well presented interior throughout, a generous rear garden and a garage!

Entrance is gained through a front door into the entrance porch leading into the hallway, with access to guest WC.

Guest WC with a low-level WC and a wash hand basin.

Beautifully appointed living room boasting window to the front elevation. This generously sized space flows seamlessly into the open-plan kitchen and dining area.

Modern kitchen offering a host of fitted eye and base level units, a worksurface and tiled splash back, attractive tiled flooring, breakfast bar and an stainless steel sink with a mixer tap. A range of appliances include an double oven, a four-ring gas hob with extractor over, and integrated fridge/freezer.

Stairs rise to a naturally light first floor landing with a window, airing cupboard and a loft hatch to a partially boarded attic.

Three well-presented bedrooms, in good decorative order, with two being double in size.

The main bedroom is situated at the rear of the property, offering views over the garden and benefiting from access to an ensuite shower room. The ensuite comprises a low-level WC, a wash hand basin and a shower enclosure with a fitted shower over.

Family bathroom featuring ceramic wall tiles and a white three-piece suite to include a panel enclosed bath, a pedestal wash hand basin and a low-level WC.

Single garage featuring a manual up-and-over door, with power and lighting, a rear access door to the garden, and a partitioned utility area with plumbing for a washing machine and space for a tumble dryer.

A generously sized, enclosed rear garden featuring a paved patio area ideal for outdoor dining and entertaining, alongside a well-maintained lawn and a rear access door to the garage.



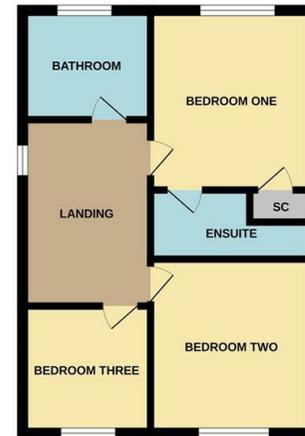
Offers over £400,000



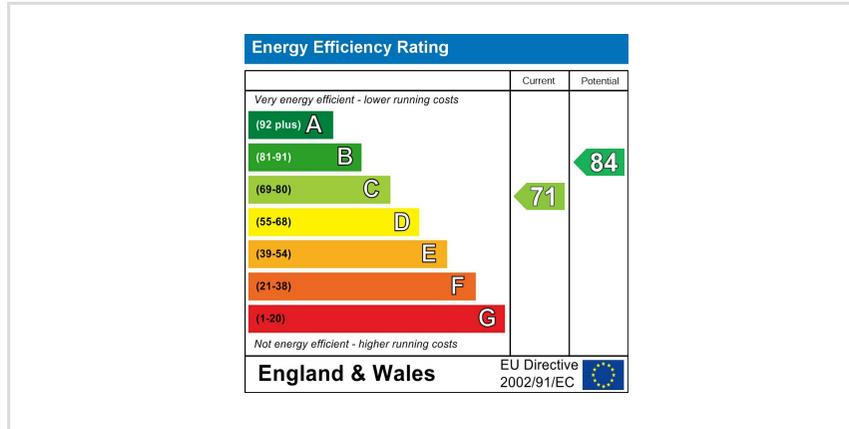
GROUND FLOOR



1ST FLOOR



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