



Cauldwell

PROPERTY SERVICES



14 Spoonley Wood, Milton Keynes, MK13 0RD

£299,995

FOR SALE – NO UPPER CHAIN

Two-Bedroom Semi-Detached Home | Garage & Driveway | Re-Fitted Bathroom | Generous Secluded Rear Garden

Cauldwell Property Services are pleased to offer for sale this charming two-bedroom semi-detached home located in the highly sought-after area of Bancroft Park, Milton Keynes — a popular residential spot known for its green spaces, excellent transport links, and proximity to local amenities.

The property features:

- Bright and spacious open-plan living space, perfect for modern living and entertaining
 - Stylish re-fitted bathroom
 - Two well-proportioned bedrooms
- Garage and driveway providing off-road parking
- Generous and secluded rear garden, offering plenty of space for relaxation, play, or further landscaping

ENTRANCE PORCH

Door leading to living room.

LIVING ROOM 13'3" x 15'5" (4.04 x 4.7)

Stairs to first floor. Double glazed window to front. Radiator. Coving to textured ceiling. Opening to kitchen./dining room

KITCHEN/DINING ROOM 13'7" x 7'9" (4.16 x 2.37)

Fitted with a range of wall and base units with worksurfaces incorporating sink drainer unit. Built in double oven, four ring hob and extractor hood. Plumbing for washing machine. Splash back tiling. Double glazed window and French doors to rear. Coving to textured ceiling.

FIRST FLOOR LANDING

Door to upstairs rooms.

BEDROOM ONE 10'8" x 6'7" (3.26 x 2.03)

Double glazed window to front. Radiator. Double door cupboard. Coving to textured ceiling.

BEDROOM TWO 10'5" x 6'8" (3.19 x 2.04)

Double glazed window to rear. Radiator. Built in cupboard.

BATHROOM

Re-fitted suite comprising panelled bath with mixer tap and shower attachment, low level wc and wash hand basin. Tiled walls and flooring. Shaver point. Frosted double glazed window to rear.

REAR GARDEN

Enclosed and private with decking and patio area. Wooden fence surround. Service door to garage. Outside lighting and tap.

GARAGE

Up and over door Power and light.

FRONT GARDEN

Path to front door with storm porch over. Block paved driveway

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.

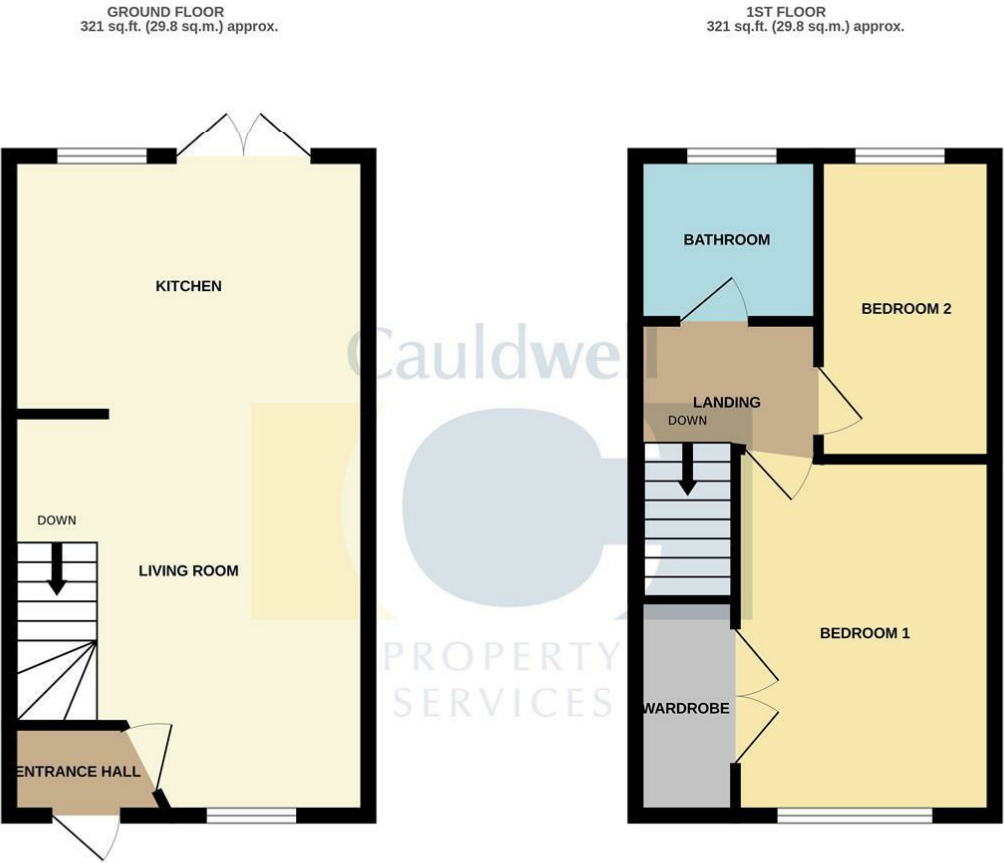
The above details have been submitted to our

clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

Floor Plan

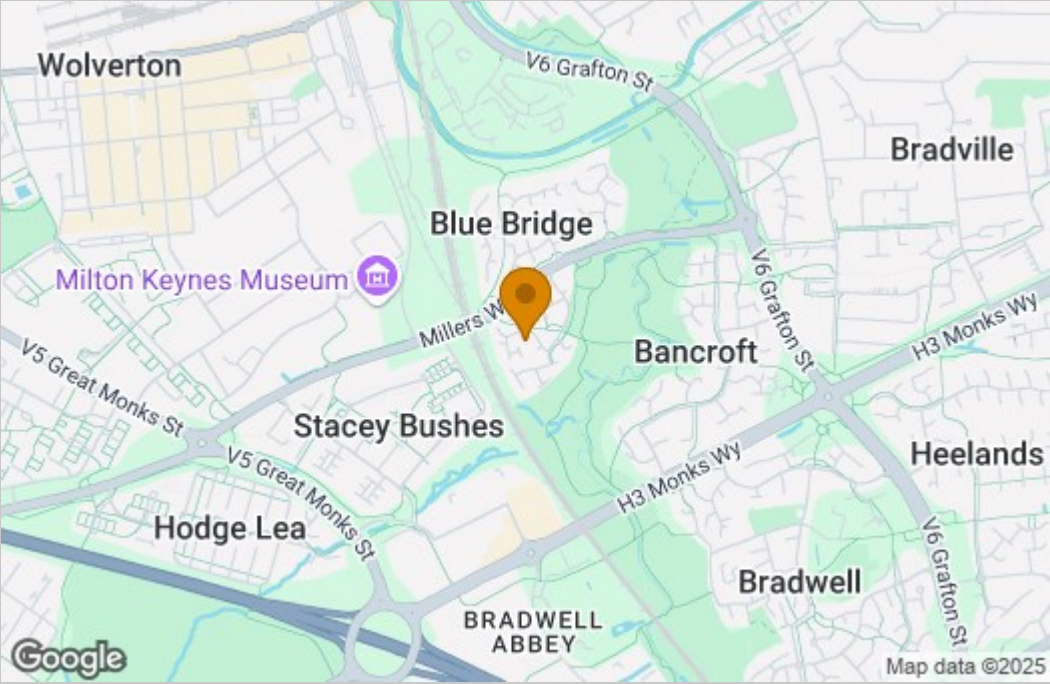


TOTAL FLOOR AREA : 642 sq.ft. (59.7 sq.m.) approx.

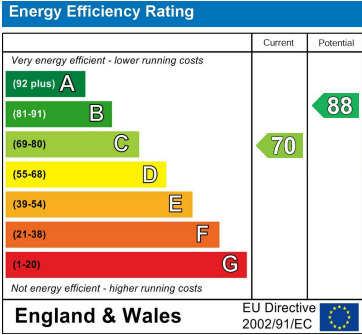
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.