



# Cauldwell

PROPERTY SERVICES



## 33 Sweetlands Corner, Milton Keynes, MK7 6DR

### £350,000

Cauldwell Property Services are delighted to offer for sale this well-presented three bedroom link-detached home, situated in the popular residential area of Kents Hill, to the south-east of Milton Keynes. This desirable location benefits from excellent access to local schools, parks, and transport links, including junctions to the M1 and Central Milton Keynes.

Internally, the accommodation briefly comprises: entrance hall, downstairs cloakroom, a generous living room, and a bright and airy kitchen/dining room offering views over the rear garden.

Upstairs, there are three well-proportioned bedrooms and a family bathroom.

Externally, the property boasts both front and enclosed rear gardens, as well as a garage and driveway, providing off-road parking.

Offered with no upper chain, this property presents an ideal opportunity for families, first-time buyers, or investors alike.

Energy Rating: C  
Council Tax Band: C

## **ENTRANCE HALL**

Stairs to first floor. Door to living room. Door to cloakroom. Radiator.

## **CLOAKROOM**

Two piece suite comprising low level wc and wash hand basin. Frosted double glazed window to front. Radiator.

## **LIVING ROOM 13'7" x 11'4" (4.15 x 3.46)**

Double glazed window to front. Double panelled radiator. Coving to textured ceiling. Double internal doors leading to kitchen/dining room.

## **KITCHEN/DINING ROOM 14'6" x 9'6" (4.43 x 2.91)**

Fitted with a range of wall and base units with worksurfaces incorporating sink drainer unit. Built in oven, four ring hob and extractor hood. Plumbing for washing machine and dishwasher. Space for fridge freezer. Splash back tiling. Double glazed window to rear and Double glazed French doors to rear. Wall mounted boiler. Two radiators.

## **FIRST FLOOR LANDING**

Doors to upstairs rooms. Access to loft. Airing cupboard.

## **BEDROOM ONE 12'6" x 11'5" (3.82 x 3.48)**

Double glazed window to front. Radiator.

## **BEDROOM TWO 8'1" x 7'4" (2.47 x 2.24)**

Double glazed window to rear. Radiator.

## **BEDROOM THREE 8'6" x 6'1" (2.61 x 1.87)**

Double glazed window to front. Radiator.

## **BATHROOM**

Three piece suite comprising panelled bath with shower attachment, low level wc and wash hand basin with mixer tap. Part tiled walls. Radiator. Frosted double glazed window to rear.

## **REAR GARDEN**

Enclosed and laid mainly to artificial lawn. Raised bedding areas. Wooden fence surround. Service door to garage.

## **FRONT GARDEN**

Laid to pebble. Hardstanding driveway leading to single garage with up and over door. Power and light.

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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All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

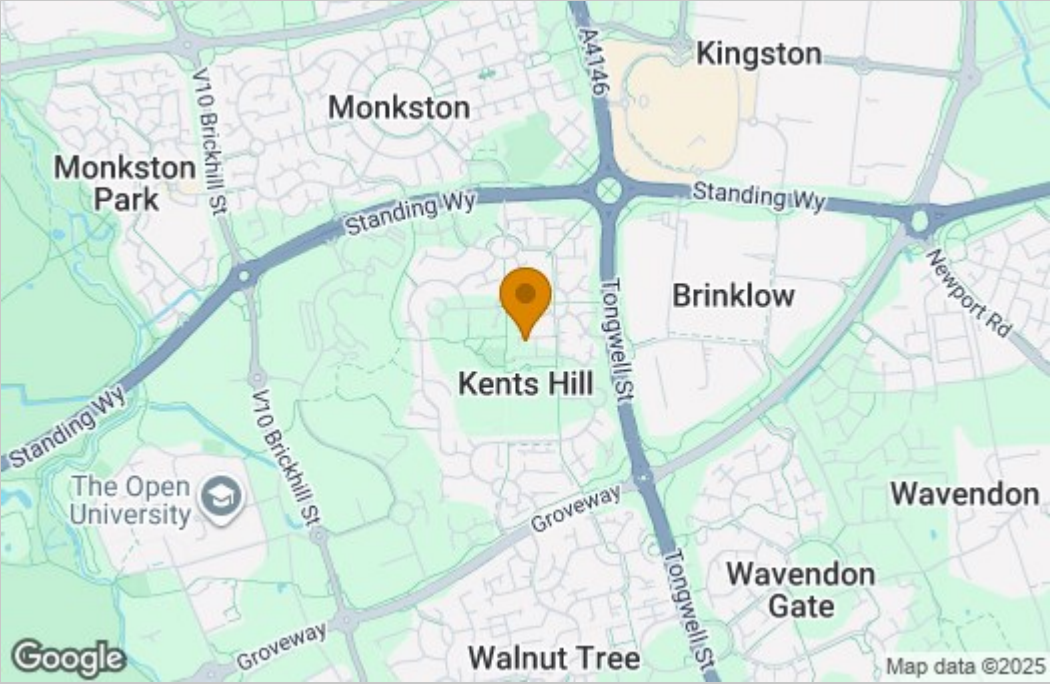


Floor Plan

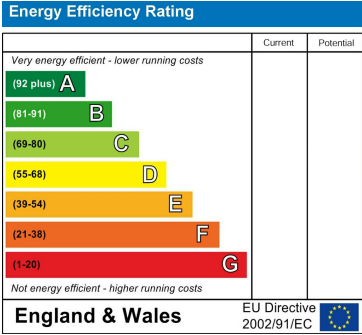


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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