



1 Tudeley Hale

KENTS HILL, MILTON KEYNES, MK7 6DW

Gary Puddephatt
The **Buckinghamshire** Property Expert

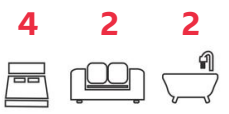




Situated in the desirable Kents Hill area, this home enjoys a peaceful neighbourhood while being conveniently close to local amenities, schools, and transport links.

Property at a glance

- Modern Design
- Spacious Interior
- Open Plan Living
- Well-Equipped Kitchen
- Four Bedrooms with En-Suite to master
- Enclosed Rear Garden
- Detached Double Garage
- Driveway parking for up to four cars
- Convenient location with public transport links
- Nearby schools, parks, and walking / Cycle routes





Welcome to this stunning modern detached home, offering contemporary living with four bedrooms with En-Suite to master. The property benefits from a modern kitchen with utility room and natural light flooding through.

The ground floor boasts a dual aspect sitting room, creating a bright and welcoming atmosphere. The dining room seamlessly flows into the open plan kitchen, providing a perfect space for entertaining or family gatherings.

Nestled in the sought-after area of Kents Hill, this property combines style, functionality, and ample space, making it an ideal home for discerning buyers.

Situated in a convenient location, this property benefits from excellent public transport links, making commuting hassle-free. Nearby schools, parks, and walking and cycling routes ensure that leisure activities are easily accessible.



The Seller's View

"When we found 1 Tudeley Hale, we had just had a previous purchase collapse and the phrase 'everything happens for a reason' couldn't have been more apt. We love the quiet cul-de-sac location; it is an extremely friendly neighbourhood and we truly feel part of the local community around here.

The large double garage is super convenient and the garden has been a fantastic place to hold family gatherings in the summer sunshine.

We love that we can walk to the nearby park and playing fields easily and when commuting it is less than 10 minutes to the motorway. Overall, we have treasured our 7 and ½ years at 1 Tudeley Hale and believe it will make the perfect family home for whoever is lucky enough to live here next."



Directions

Exiting the M1 on junction 13, travel along the A421 towards Milton Keynes. At the third roundabout turn onto Standing way, towards Kingston. Take a left at the next roundabout onto Tongwell Street, take the next right onto Pondgate leading into Kents Hill, Tudeley Hale is on the right hand side.

Services

Main water, gas and electric

Local Authority & Tax Band

Milton Keynes Council

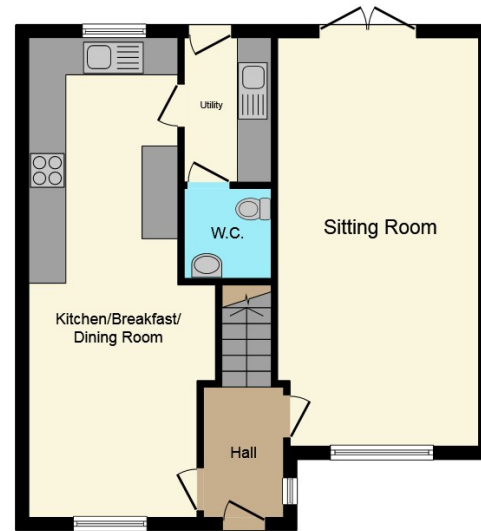
Tax band - E

Viewing Arrangements

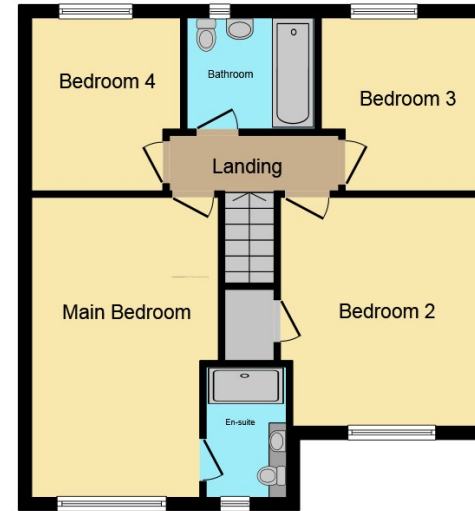
Viewing strictly by appointment with sole agent

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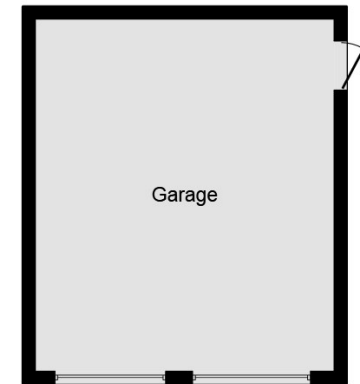
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Ground Floor



First Floor



Garage

Total floor area 132.9 m² (1,431 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Amenties/Distances

Milton Keynes Shopping Centre - 4 miles

Schools - Walking distance

Milton Keynes Train Station - 5 miles

Motorway links - 5 miles

Supermarkets - 1 mile

Milton Keynes Coach way - 3 miles

Milton Keynes Hospital - 3 miles

AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

About the Area

Milton Keynes, a vibrant and modern town in Buckinghamshire, stands as a testament to innovative urban planning and forward-thinking design. Renowned for its distinctive grid road system, the town boasts a harmonious blend of green spaces, cultural attractions, and commercial hubs. Milton Keynes is home to a diverse community, with its modern architecture and extensive amenities catering to the needs of residents and visitors alike. The expansive shopping centre, cultural venues like The Milton Keynes Theatre, and picturesque parks contribute to a dynamic lifestyle. Known for its commitment to sustainability and quality of life, Milton Keynes serves as a model for contemporary urban living, offering a unique fusion of convenience, creativity, and community spirit.

Willen Lake is a picturesque destination that seamlessly combines natural beauty with recreational opportunities. This expansive freshwater lake, covering approximately 180 acres, has become an iconic centrepiece for residents and visitors alike, offering a tranquil escape and a myriad of activities for all ages.

Central Milton Keynes Train Station stands as a pivotal transportation hub, seamlessly connecting residents to both the bustling metropolis of London and the vibrant cities in the north.

Milton Keynes Shopping Centre is a retail paradise, boasting an extensive array of shops and boutiques. From high-end fashion brands to unique independent stores, the centre caters to every shopper's desire, making it a one-stop destination for the latest trends and timeless classics.



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 - Trained in negotiation to extract the highest offer from buyers
 - Resulting in the maximum price for the seller and a smooth transaction
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“I wanted to share our wonderful experience with Gary who helped us sell our first property, find our next, and then sell that one for a great profit.

Gary’s expertise and dedication led to quick sales at great prices. What sets him apart is his genuine care for clients. He’s friendly, honest, and always available to help.

We are now selling our 3rd property through Gary and are looking forward to working with him again.”

I highly recommend Gary to anyone in need of an exceptional estate agent. Thanks, Gary, for your incredible service and genuine personality.”



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