



Cauldwell

PROPERTY SERVICES



25 Ampleforth

Monkston, Milton Keynes, MK10 9DA

£315,000



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ENTRANCE HALL

Composite double glazed door to front. Radiator. Stairs to first floor landing.

KITCHEN

9'8" x 7'5" max (2.95 x 2.27 max)

Double glazed window to front. Fitted with a range of wall and base units with worksurfaces incorporating sink drainer unit,. Electric oven,. four ring hob and extractor hood. Space for fridge freezer Plumbing for washing machine. Radiator.

LIVING/DINING ROOM

14'2" x 11'8" (4.34 x 3.58)

Double glazed patio doors to rear. Radiator. Television and telephone point. Fibre internet point.

CONSERVATORY

10'5" x 9'4" (3.19 x 2.86)

Solid brick walls to both sides. Double glazed French doors to rear. Double glazed windows to rear and side. Glass reflective roof. Electric heater.

FIRST FLOOR LANDING

Stairs from entrance hall. Access to boarded loft space via drop down ladder.

BEDROOM ONE

11'8" x 8'10" (3.58 x 2.71)

Double glazed window to rear. Radiator.

BEDROOM TWO

9'8" x 8'5" to wardrobe (2.95m x 2.57m to wardrobe)

Double glazed window to front. Radiator. Built in wardrobes. Airing cupboard housing combination boiler.

BATHROOM

Double glazed obscure window to side, Three piece suite comprising bath with shower over, low level wc and wash hand basin in vanity surround. Extractor fan. Radiator.

FRONT GARDEN

Hardstanding and shingle stone driveway parking for three vehicles. EV charge point.

GARAGE

Up and over door to front. Power and light Solar panel battery.

REAR GARDEN

Laid to lawn with patio area. Small trees. Gated access to side, Timber storage shed.

SOLAR PANELS

The property is fitted with solar panels and a battery for storing additional power, these are owned by the homeowner and will be transferred with the property.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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.

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

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.

Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.



A Google Map snippet showing a residential area. Lindisfarne Dr runs diagonally from the bottom left towards the top right. Chicksands Ave runs horizontally across the top. A green tree icon labeled 'Playground' is located at the top. A green tree icon labeled 'Launde' is located near the bottom. A large orange pin is placed on Lindisfarne Dr. The Google logo is in the bottom left corner, and 'Map data ©2026' is in the bottom right corner.

An aerial map of Monkston, UK, showing the location of the Monkston Community Centre. The map highlights Chaffron Wy and Tongwell St. A yellow pin marks the location of the Monkston Community Centre. The map is credited to Google, Landsat / Copernicus, and Maxar Technologies.

A map snippet from Google Maps showing a location in Milton Keynes. An orange pin marks a spot on Chaffron, just north of its intersection with Tongwell St. The area is labeled 'Milton Keynes Village' to the north and 'Kingston' to the east. Other visible streets include 'Countess Way' and 'Standing Wy'. The Google logo and 'KerMap data ©2026 Google' are at the bottom.

GROUND FLOOR

1ST FLOOR

CONSERVATORY

LOUNGE

KITCHEN

HALLWAY

UPBOARD

BEDROOM

BATHROOM

DOWN

LANDING

UPBOARD

UPBOARD

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Letmap CS2020

Please contact our Cauldwell Property Sales Office on 01908 304480 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		85	88
Not energy efficient - higher running costs England & Wales		EU Directive 2002/91/EC	

The Vizion, 350 Avebury Boulevard, Central Milton Keynes, Buckinghamshire, MK9 2JH
Tel: 01908 304480 Email: info@cauldwellproperty.co.uk www.cauldwellproperty.co.uk