Cauldwell

PROPERTY SERVICES









75 Santa Cruz Avenue, Milton Keynes, MK3 5HE

£279,995

Cauldwell are delighted to bring to the market this BEAUTIFULLY PRESENTED two double bedroom FREEHOLD COACH HOUSE, situated within the highly sought-after Newton Leys development of Milton Keynes and offered for sale with NO UPPER CHAIN.

The property has been upgraded by the current owners and provides bright, modern and well-proportioned accommodation throughout.

The heart of the home is the impressive dual-aspect open-plan living and dining area, providing an excellent space for both relaxing and entertaining and flowing seamlessly into the well-appointed fitted kitchen.

There are two generous double bedrooms, with the principal bedroom benefiting from its own private en-suite shower room, together with a stylish family bathroom serving bedroom two.

Further benefits include a carport providing covered parking, useful outside storage and an attractive front garden area, with additional parking available within the development.

Newton Leys is a popular modern development offering an excellent balance of residential living and convenience, with local amenities, schooling, green spaces and attractive lakeside walks all within easy reach. The

ENTRANCE HALL
Stairs to first floor. Skimmed ceiling.

FIRST FLOOR LANDING
Doors to all rooms. Radiator. Double glazed window to rear, with blinds. Skimmed ceiling.

LIVING SPACE LOUNGE/KITCHEN/DINING ROOM 17'6" x 12'5" (5.35 x 3.80)
Fitted with a range of wall and base units with worksurfaces incorporating sink drainer unit. Built in oven, four ring hob and extractor hood. Built in fridge freezer, dishwasher and washer dryer. Under unit lighting. Double glazed window to rear, with shutters. Skimmed ceiling with inset lighting. Concealed wall mounted boiler. Opening to living room.

LIVING ROOM
Double glazed window to front, with blinds. Double panelled radiator. Skimmed ceiling.

BEDROOM ONE 12'8" x 10'6" (3.87 x 3.22)
Double glazed window to front, with blackout blinds. Radiator. Skimmed ceiling. Access to loft. Door to ensuite.

ENSUITE
Three piece suite comprising double tiled shower cubicle, low level wc and wash hand basin. Heated towel rail. Tiled flooring. Skimmed ceiling. Inset lighting. Extractor. Frosted double glazed window to rear, with shutters.

BEDROOM TWO 9'10" x 8'3" (3.0 x 2.53)
Double glazed window to front, with blinds. Radiator. Skimmed ceiling.

BATHROOM
Three piece suite comprising panelled bath with shower over., low level wc and wash hand basin in vanity surround. Heated towel rail. Part tiled walls and tiled flooring. Skimmed ceiling. Inset lighting. Extractor.

OUTSIDE
Car port and store cupboard. Cable for EV charger.

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.

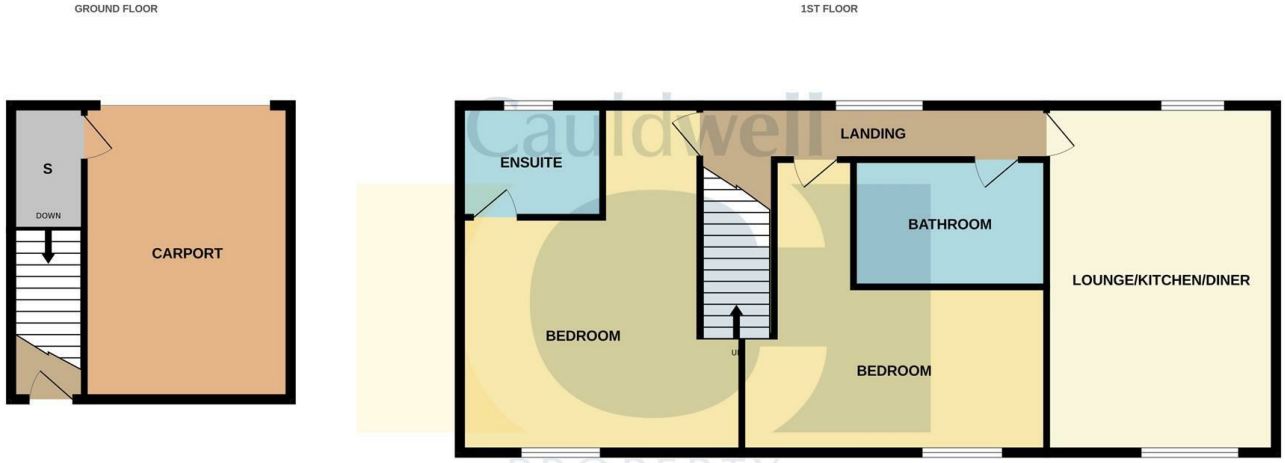
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All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted,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

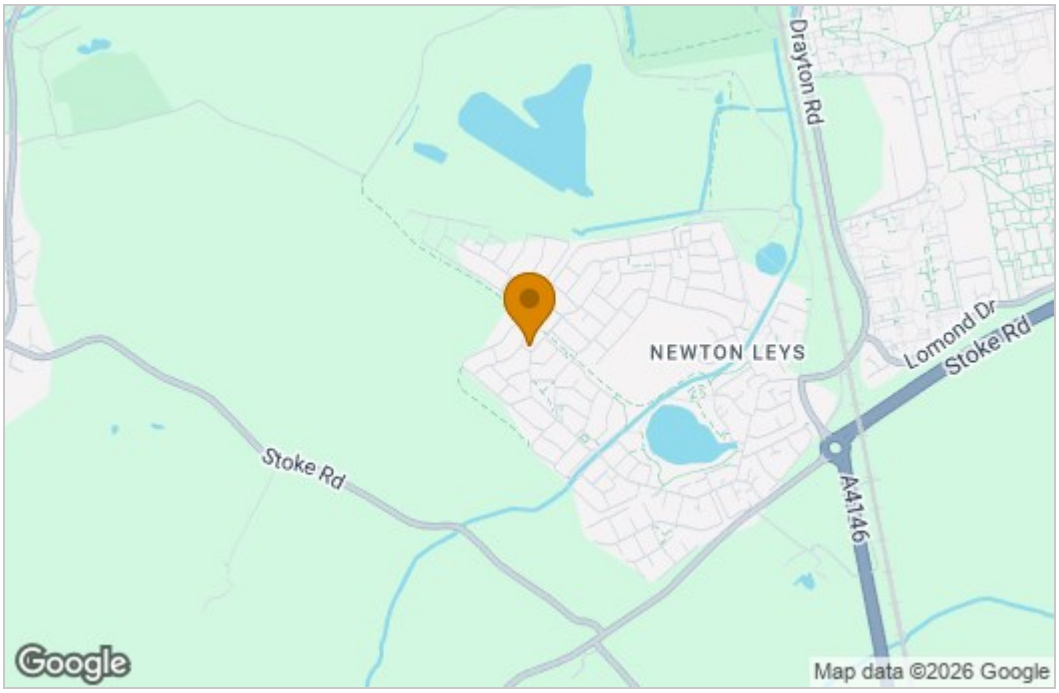
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Floor Plan

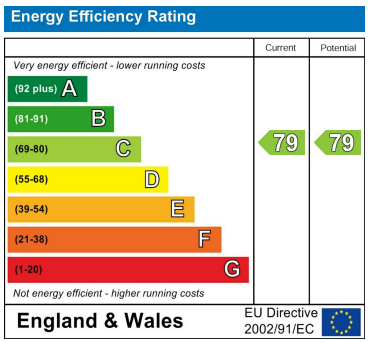


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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The Vizion, 350 Avebury Boulevard, Central Milton Keynes, Buckinghamshire, MK9 2JH
Tel: 01908 304480 Email: info@cauldwellproperty.co.uk www.cauldwellproperty.co.uk