



# Cauldwell

PROPERTY SERVICES



## 9 Higgs Court, Loughton, MK5 8DP

### Offers In Excess Of £399,995

FOR SALE – NO UPPER CHAIN

Three-Bedroom Link-Detached Home | Substantial Plot | Huge Potential for Extension or Development (STPP)

Cauldwell Property Services are delighted to offer for sale this well-presented three-bedroom link-detached family home located in the highly sought-after area of Loughton, Milton Keynes — a location known for its excellent school catchments, convenient access to Milton Keynes Central station, and beautiful surrounding parks.

Positioned on a generous plot, this property offers fantastic scope for extension or development (subject to the necessary planning permissions), making it an exciting opportunity for buyers looking to create their dream home or investment project.

The accommodation comprises:

- Entrance hall with downstairs cloakroom
- Spacious lounge/dining room

## **ENTRANCE HALL**

Front entrance door. Stairs to first floor. Radiator. Door to living room, kitchen and cloakroom. Airing cupboard housing water tank.

## **CLOAKROOM**

Two piece suite comprising low level wc and wash hand basin with cupboard surround. Radiator. Frosted double glazed window to side.

## **KITCHEN/BREAKFAST ROOM 8'7" x 10'4" (2.62 x 3.15)**

Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Built in oven, four ring hob and extractor. Plumbing for washing machine and dishwasher. Space for fridge freezer. Splash back tiling. Radiator. Double glazed window to front.

## **LIVING ROOM 13'10" x 14'6" (4.22 x 4.44)**

Understairs storage cupboard. Double glazed door to rear. Double glazed window to rear. Double panelled radiator.

## **FIRST FLOOR LANDING**

Doors to upstairs rooms. Access to loft.

## **BEDROOM ONE 13'1" x 8'3" (4.00 x 2.52)**

Three door wardrobe with sliding doors. Double glazed window to rear. Radiator.

## **BEDROOM TWO 8'3" x 11'2" (2.52 x 3.41)**

Two double glazed windows to front. Radiator.

## **BEDROOM THREE 6'2" x 7'9" (1.88 x 2.37)**

Double glazed window to rear. Radiator

## **BATHROOM**

Three piece suite comprising panelled bath with mixer tap and shower over, low level wc and wash hand basin. Shaver point. Frosted double glazed window to front

## **FRONT GARDEN**

Laid to lawn with hedgerow surround. Path to front door with storm porch over. Electric car charge point.

## **REAR GARDEN**

A substantial rear and side garden, laid to lawn with brick and wooden fence surround. Service door to garage.

## **SINGLE GARAGE**

Up and over door.

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.

**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.

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

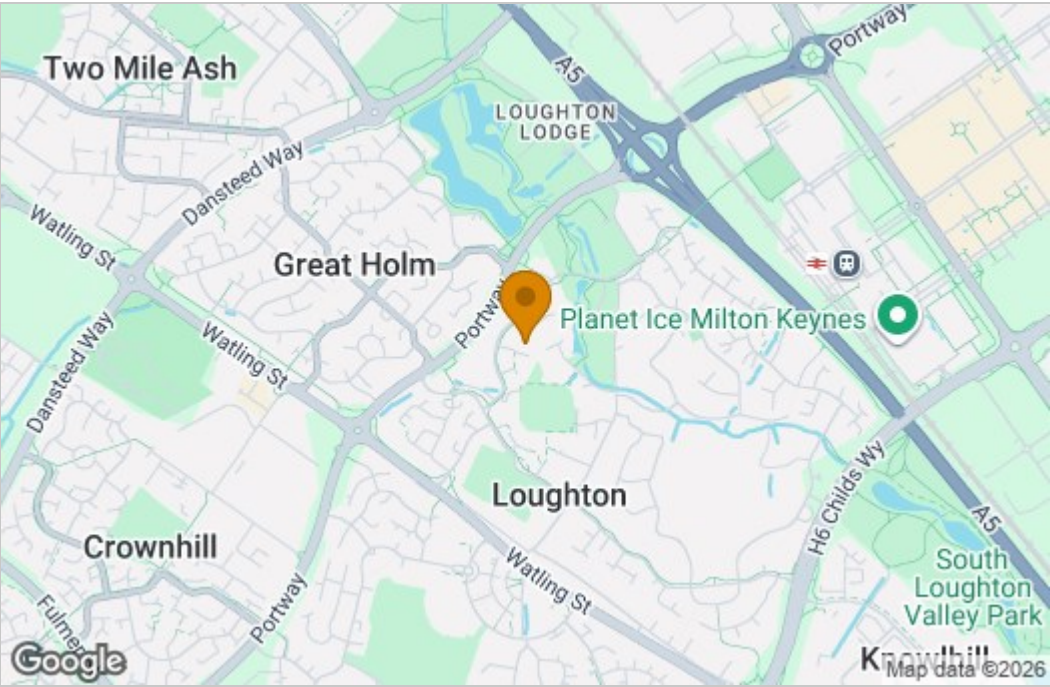


Floor Plan

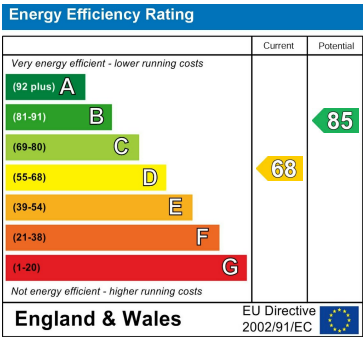


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2025

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.