Cauldwell

PROPERTY SERVICES









64 Sakura Walk, Milton Keynes, MK15 9EH

£400,000

CAULDWELL are delighted to offer for sale this stunning modern four-bedroom semi detached family home, situated within the highly sought-after Willen Park development, just a short walk from both Willen Lake and the Grand Union Canal.

Beautifully presented throughout, the property offers spacious and well-balanced accommodation ideal for modern family living. The accommodation briefly comprises; entrance hall, living room, downstairs cloakroom, separate dining room featuring a box bay window and a fitted kitchen.

To the first floor there are two double bedrooms, two single bedrooms, a principal bedroom benefiting from an en-suite shower room and a refitted family bathroom.

Externally the property boasts an attractive and well-maintained rear garden together with a driveway providing off-road parking.

Willen Park is one of Milton Keynes' most desirable residential locations, renowned for its attractive surroundings and exceptional access to leisure facilities. Residents enjoy easy access to the picturesque Willen Lake, offering scenic walks, watersports, cafés, children's play areas and outdoor recreational facilities. The nearby Grand Union Canal provides further opportunities for walking and cycling, while Central Milton

ENTRANCE HALL
Front entrance door. Stairs to first floor. Door to kitchen, Living room, dining room and cloakroom. Skimmed ceiling. Radiator.

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

KITCHEN 12'11" x 9'3" (3.96 x 2.84)
Fitted with a range of wall and base units with wooden worksurfaces incorporating a one and half bowl sink drainer unit. Built in double oven and five ring hob with extractor. Space for American style fridge freezer. Plumbing for washing machine. Built in dishwasher. Understairs storage cupboard. Radiator. Splash back tiling. Double glazed window and door to rear. Skimmed ceiling.

DINING ROOM 12'7" x 9'10" (3.84 x 3.00)
Dual aspect double glazed bay window to front and double glazed window to side. Radiator. Skimmed ceiling.

FIRST FLOOR LANDING
Doors to all rooms. Double glazed window to rear. Radiator.

BEDROOM ONE 10'11"x 9'8" (3.35x 2.95)
Recess area. Double glazed window to front. Radiator. Door to ensuite.

ENSUITE
Re-fitted three piece suite comprising walk in shower cubicle with wall mounted shower, low level wc and wash hand basin. Heated towel rail. Frosted double glazed window to front. Extractor. Skimmed ceiling.

BEDROOM TWO 11'1" x 9'3" (3.38 x 2.84)
Double glazed window to front. Radiator. Double door airing cupboard housing water tank.

BEDROOM THREE 8'2" x 8'0" (2.49 x 2.44)
Double glazed window to rear. Radiator.

BEDROOM FOUR 6'3" x 10'2" (1.91 x 3.12)
Recess area. Unusual shaped room with double glazed window to front. Radiator.

RE-FITTED BATHROOM
Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin in vanity surround. Splash back tiling. Heated towel rail. Extractor. Skimmed ceiling. Frosted double glazed window to rear.

REAR GARDEN
Enclosed and laid to lawn with wooden fence surround. Gated side access. Patio area. Hardstanding driveway. Outside tap.

All measurements are approximate.
The area measurements are taken from the government EPC register.
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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.

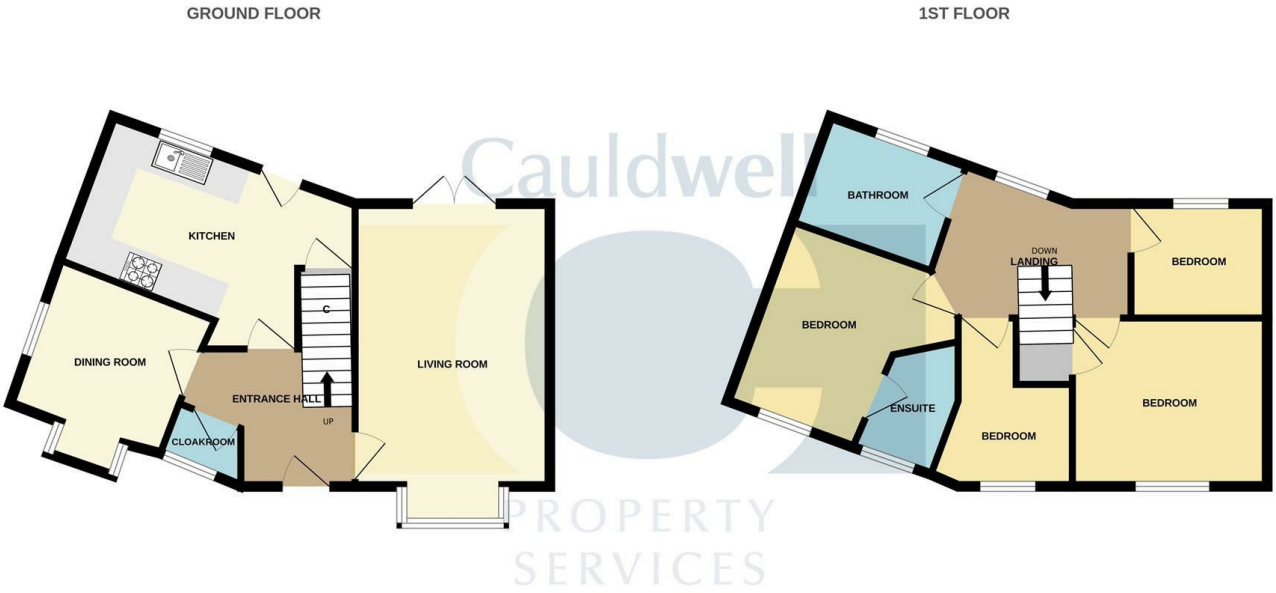
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All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted,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

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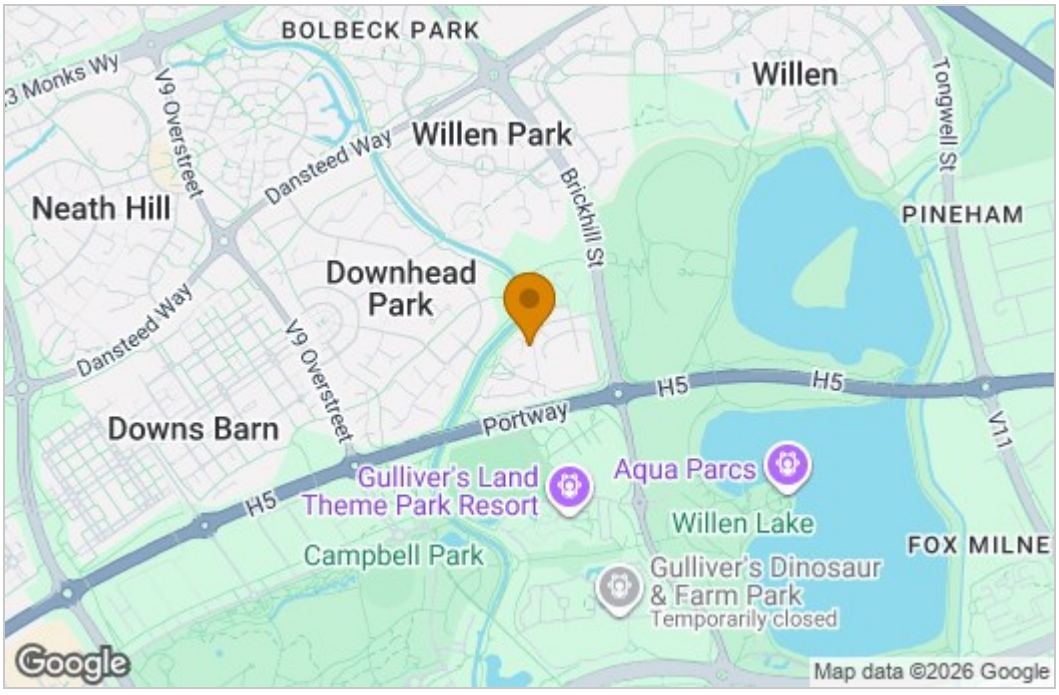
Floor Plan



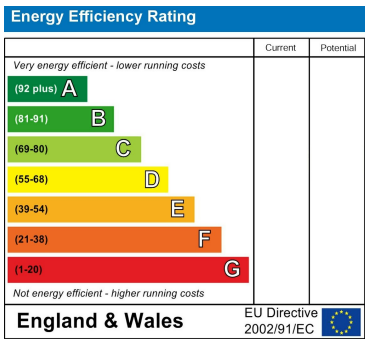
TOTAL FLOOR AREA : 1195sq.ft. (111.0 sq.m.) approx.

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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