



Cauldwell

PROPERTY SERVICES



37 Deacon Place, Milton Keynes, MK10 9FS

£375,000

This well-presented three-bedroom end-of-terrace home is situated in the highly sought-after Middleton area of Milton Keynes and is offered to the market with no onward chain.

The property boasts a generous rear garden, along with a front garden, garage, and driveway, providing ample outdoor space and convenient parking. Inside, the ground floor comprises a welcoming entrance hall leading to a cloakroom, a modern fitted kitchen, and a spacious open-plan living and dining area—ideal for both relaxing and entertaining.

Upstairs, the property offers three well-proportioned bedrooms, complemented by a fitted family bathroom.

Ideally located, the home provides easy access to mainline train stations, the city centre, and a variety of shopping and leisure facilities. It also falls within the catchment area for highly regarded local schools, making it an excellent choice for families and commuters alike.

Energy rating: C
Council tax band: C

CLOAKROOM

Two piece suite comprising wash hand basin and low level wc. Radiator.

LOUNGE 17'6 x 14'7 (5.33m x 4.45m)

French doors to rear garden. Radiator. Wooden flooring. Understairs cupboard.

KITCHEN 9'4 x 8'1 (2.84m x 2.46m)

Double glazed window to front aspect. Fitted with wall and base units with worksurface and recessed sink. Low level oven. electric hob and extractor hood. White goods.

FIRST FLOOR LANDING

Access to loft. Cupboard housing hot water tank.

BEDROOM ONE 12' x 9'1 (3.66m x 2.77m)

Double glazed window to front. Built in wardrobe. Storage cupboard. Radiator.

BEDROOM TWO 11'10 x 8' (3.61m x 2.44m)

Double glazed window to rear. Radiator.

BEDROOM THREE 29'6" x 19'8"3'3" (9' x 6'1)

Double glazed window to rear aspect. Radiator.

BATHROOM

Double glazed window. Three piece suite comprising bath with shower over, low level wc and wash and basin. Radiator.

FRONT GARDEN

Paved path to side and path to front door. Side access.

REAR GARDEN

Mainly laid to lawn with paved patio area. Side access to front.

GARAGE

To front with parking to front,

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

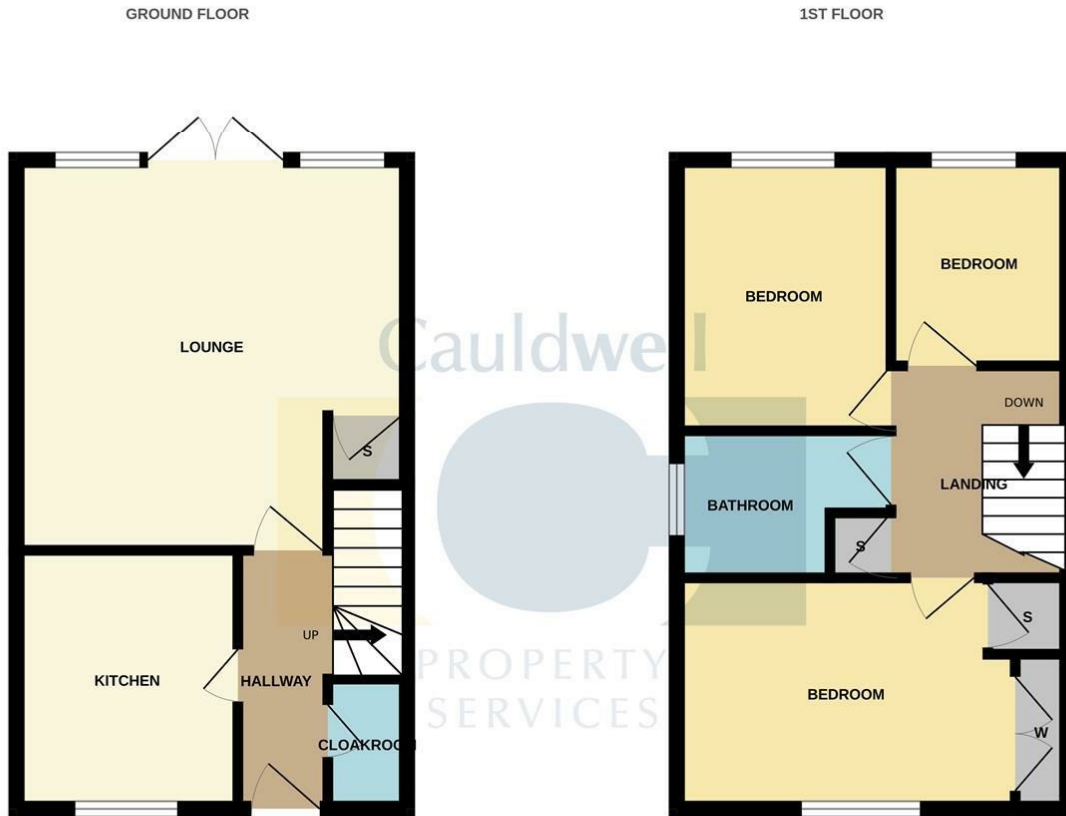
by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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.

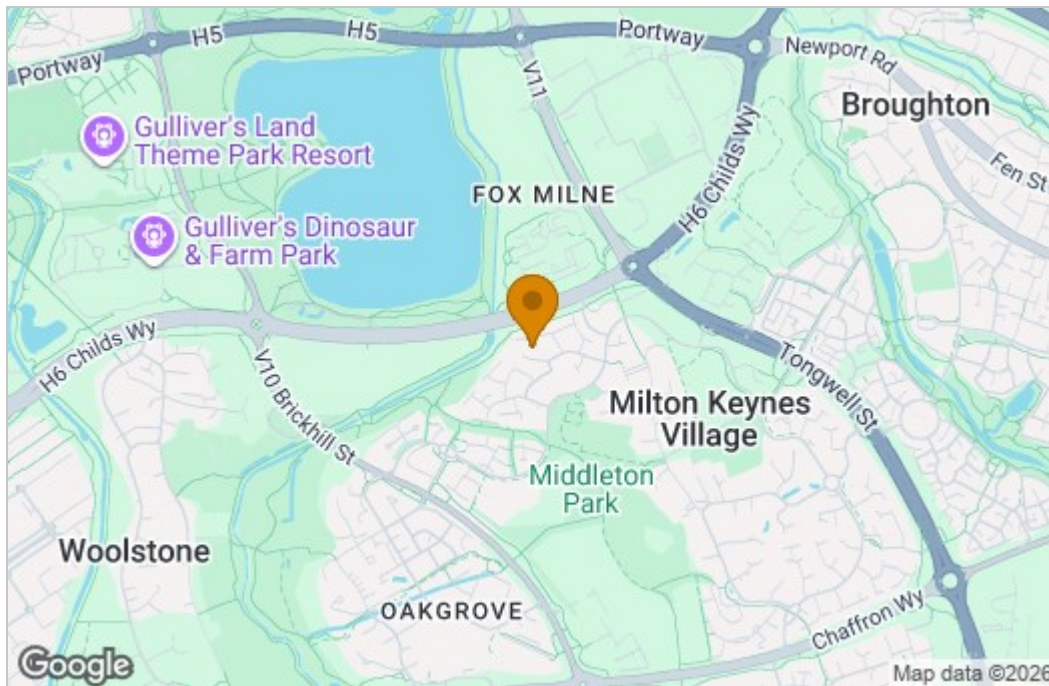
Floor Plan



TOTAL FLOOR AREA : 775sq.ft. (72.0 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

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 71 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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