



Cauldwell

PROPERTY SERVICES



36. Stanton Avenue, Milton Keynes, MK13 7AP

£300,000

CAULDWELL are pleased to offer for sale this well presented and mature three-bedroom semi-detached home, ideally positioned within the popular residential area of Bradville, within comfortable walking distance of the Grand Union Canal.

The accommodation is well laid out and comprises an entrance hall, a comfortable lounge, a fitted kitchen/breakfast room, a refitted family shower room, and three bedrooms.

Externally, the property is a particular highlight. To the front there is a double-width block-paved driveway, providing off-road parking. To the rear, the home enjoys an exceptionally large garden, offering excellent space for family use, entertaining, or future potential (subject to the usual planning permissions). The generous plot size is a notable feature rarely found at this price point.

Location – Bradville:

Bradville is a well-established and sought-after area of Milton Keynes, known for its community feel and excellent access to green spaces. The nearby Grand Union Canal provides scenic walking and cycling routes, while local amenities, schools, and bus links are all within easy reach. Wolverton railway station is close by, offering direct services to London Euston, and Central Milton Keynes, the main shopping centre, and major

ENTRANCE HALL

Entrance door. Door to living room. Stairs to first floor. Radiator.

LIVING ROOM 11'6" x 11'1" (3.53 x 3.38)

Double glazed window to front. Open feature fireplace. Radiator. Door to kitchen/diner.

KITCHEN/DINER 14'9" x 10'11" (4.52 x 3.35)

Double glazed window to rear. Fitted with a range of wall and base units with Butler sink and mixer tap. Gas hob and electric oven. Plumbing for washing machine and dishwasher. Space for fridge freezer.

SHOWER ROOM

Three piece suite comprising double shower cubicle with shower, low level wc and wash hand basin. Double glazed window to side and rear.

FIRST FLOOR LANDING

Doors to bedrooms one, two and three.

BEDROOM ONE 11'3" x 10'2" (3.43 x 3.12)

Double glazed window to front. Fitted wardrobes. Storage. Radiator.

BEDROOM TWO 11'1" x 6'3" (3.38 x 1.93)

Double glazed window to rear. Built in wardrobes. Radiator.

BEDROOM THREE 8'0" x 7'1" (2.44 x 2.16)

Double glazed window to rear. Fitted wardrobe. Radiator.

FRONT GARDEN

Attractive enclosed garden.

REAR GARDEN

An attractive enclosed, good size rear garden with vegetable plot and summer house 9'5 x 9'5 with power and light.

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

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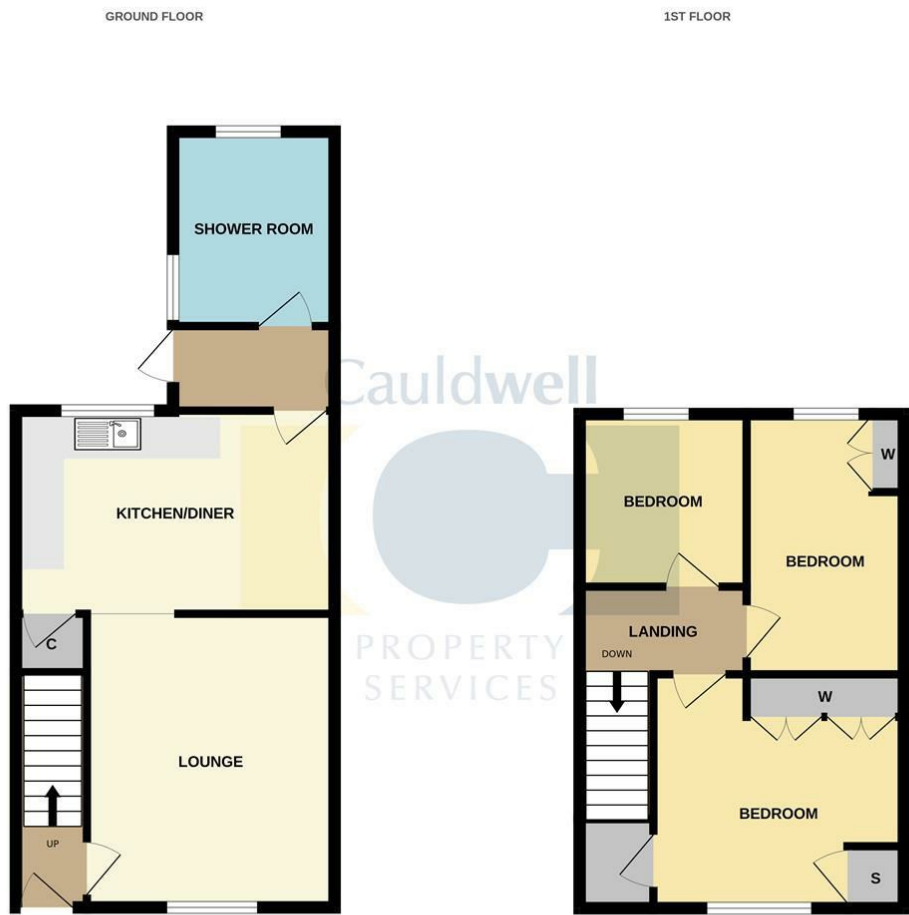
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

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.

6. Photography

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

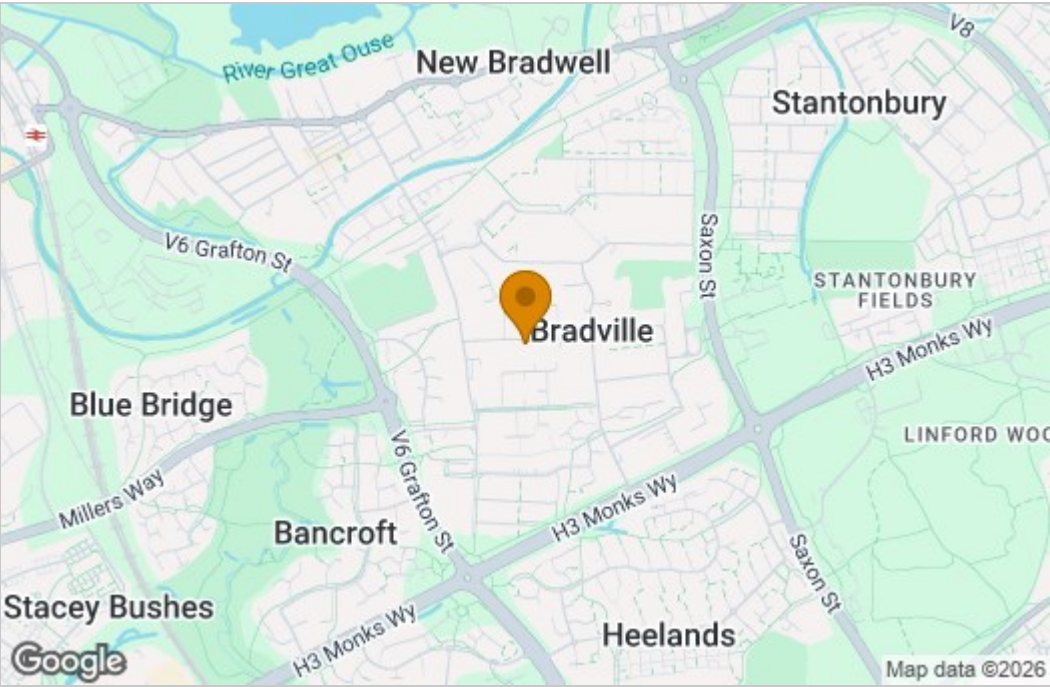


TOTAL FLOOR AREA : 137sq.ft. (12.7 sq.m.) approx.

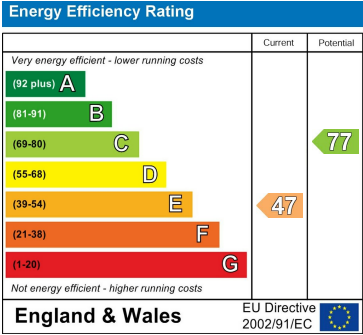
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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