



Cauldwell

PROPERTY SERVICES



25 Keel Way, Milton Keynes, MK4 4TZ

£425,000

CAULDWELL are pleased to offer for sale this stunning, high-specification three-bedroom home, built with natural stone is beautifully positioned overlooking open countryside and the North Bucks Way, within the highly sought-after Oxley Park area.

The accommodation is well planned and immaculately presented throughout, comprising an inviting entrance hall, downstairs cloakroom, and a quality dual-aspect living room providing an abundance of natural light. To the rear, the impressive kitchen/breakfast room flows seamlessly into the dining area, where you can enjoy far-reaching, uninterrupted views across open countryside and the North Bucks Way, creating a wonderful space for everyday living and entertaining.

The first floor offers a principal bedroom with en-suite shower room, two further well-proportioned bedrooms, and a stylish family bathroom.

Externally, the property benefits from an enclosed rear garden, ideal for outdoor dining while enjoying the open aspect, along with a front garden, garage and driveway parking.

Energy Rating: C

ENTRANCE

Entrance through front door into entrance hall. Two frosted double glazed windows to the front. Door to kitchen breakfast room, door to dining room, door to living room and door to cloakroom. Skimmed ceiling. Radiator.

CLOAKROOM

Two piece suite. Low level wc, Wash hand basin with splash back tile. Radiator. Skimmed ceiling. Frosted double glazed window to the front.

KITCHEN BREAKFAST ROOM 9'4" x 13'3" (2.85 x 4.06)

Measured to widest point.

Kitchen fitted with a range of wall and base units. worksurfaces incorporating a one and a half stainless steel sink and drainer with mixer tap. Built in oven, four ring gas hob with stainless steel extractor over. Plumbing for washing machine, space for fridge freezer. Built in dishwasher. Double glazed window to the rear. Double glazed door to the rear. Splash back tiles, tiled floor and under unit lighting. Radiator. Understairs storage cupboard.

DINING ROOM 12'7" x 9'6" (3.86 x 2.90)

Measured into a double glazed bay window to the front with countryside views. Skimmed ceiling. Radiator.

LIVING ROOM 10'11" x 20'5" (3.35 x 6.24)

Dual aspect. Double glazed window to the front with countryside views. Double glazed French doors to the rear. Two radiators. Skimmed ceiling

FIRST FLOOR LANDING

Double glazed window to the rear. Doors leading to all upstairs rooms. Loft access. Radiator.

BEDROOM ONE 10'9" x 15'1" (3.28 x 4.62)

Measurements up to a four door fitted wardrobe. Double glazed window to the front with countryside views. Radiator. Door to ensuite.

ENSUITE

Three piece ensuite. Tiled shower cubicle with wall mounted shower. Low level wc, wash hand basin with mixer tap and splash back tile. Radiator. Frosted double glazed window to the front. Skimmed ceiling. Extractor fan.

BEDROOM TWO 9'3" x 11'5" (2.84 x 3.48)

Measurements up to a four door fitted wardrobe. Double glazed window to the front with Countryside views. Radiator. Double door airing cupboard which houses water tank.

BEDROOM THREE 7'8" x 8'0" (2.36 x 2.45)

Double glazed window to the rear. Radiator. Skimmed ceiling.

FAMILY BATHROOM

Three piece suite. Panelled bath with mixer tap and shower attachment. Low level wc, wash hand basin with mixer tap. Part tiled walls. Skimmed ceiling with extractor. Shaver point. Frosted double glazed window to the rear.

REAR GARDEN

Enclosed and secluded rear garden laid mainly to patio. Brick wall and wooden fence surround. Gated front access. Outside tap, outside lighting. Garage.

DETACHED GARAGE

Up and over door.

FRONT GARDEN

Laid to lawn. Path leading to front door. Storm porch.

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.

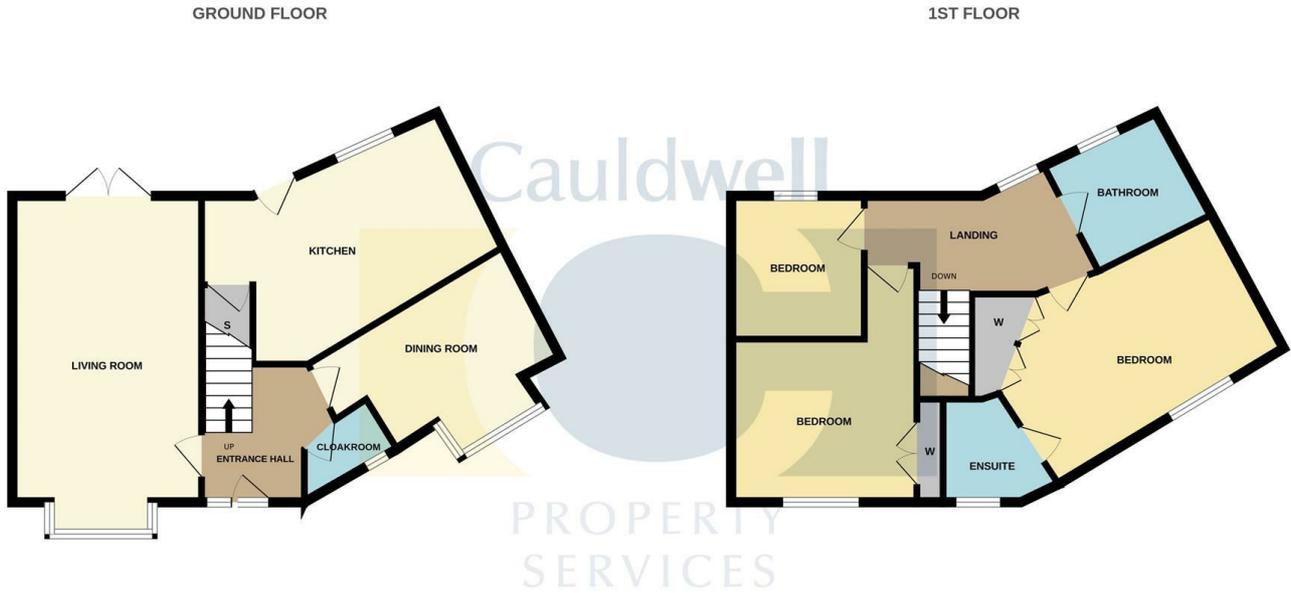
MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT**. Full quotation available on request. 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

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.

Floor Plan



TOTAL FLOOR AREA : 1109sq.ft. (103.0 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.
Made with Metropix ©2025

Area Map



Energy Efficiency Graph

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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.