Cauldwell

PROPERTY SERVICES









19 Simford Way, Milton Keynes, MK8 1DQ

£439,995

Set within the highly sought-after Whitehouse Park development, this impressive three-storey family home combines generous living space with modern upgrades and contemporary styling. The current owners have thoughtfully enhanced and personalised the property, making it a truly stand-out home in one of Milton Keynes' most desirable locations.

On the ground floor, the welcoming entrance hall leads to a clever utility cloakroom, before opening into a stunning open-plan kitchen, dining, and family living space – the heart of the home, designed for both everyday living and entertaining.

The first floor offers a versatile layout, featuring a second living room, a spacious landing, a modern fitted bathroom, and the third bedroom.

On the top floor, a dedicated main bedroom suite boasts built-in storage and a stylish en-suite shower room. Bedrooms two and four are also located on this floor, offering ideal accommodation for families or guests.

Outside, the property benefits from an enclosed rear garden with off-road parking for two/three vehicles.

ENTRANCE HALL
Stairs to first floor. Radiator. Tiled flooring. Storage cupboard. Door to kitchen/family dining room. Door to utility cloakroom. Built in soft close cupboard. Double panelled radiator.

UTILITY CLOAKROOM
Wall and base units. Worksurface. Built in washing machine. Concealed wall mounted boiler. Frosted double glazed window to front. Radiator. Two piece suite comprising low level wc and wash hand basin. Part
tiled walls. Tiled flooring Skimmed ceiling. Extractor.

KITCHEN/FAMILY/DINING ROOM 21'7" x 16'11" max (6.59 x 5.17 max)
Fitted with a range of soft close wall and base units with worksurfaces incorporating one and half sink drainer. Built in double oven, four ring hob dishwasher, fridge freezer and extractor hood. Breakfast bar. Tiled flooring. Under unit lighting. Skimmed ceiling. Inset lighting. Tiled flooring; Understairs storage cupboard.

DINING AREA
Double glazed French doors and windows to either side to rear. Two double panelled radiators. Tiled flooring. Skimmed ceiling.

FIRST FLOOR LANDING
Stairs to second floor. Radiator. Double glazed window to front. Door to living room, bathroom and second bedroom.

BEDROOM TWO 10'2" x 9'2" (3.10 x 2.81)
Double glazed window to front. Radiator. Skimmed ceiling.

LIVING ROOM 12'9" x 16'11" (3.90 x 5.17)
Double glazed French doors and windows to either side to Juliette balcony. Two radiators. Skimmed ceiling.

BATHROOM
Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Part tiled walls. Tiled flooring. Heated towel rail. Skimmed ceiling with inset lighting Extractor.

SECOND FLOOR LANDING
Doors to bedroom one, three and four. Store cupboard. Access to loft space.

BEDROOM ONE 10'2" x 14'8" (3.1 x 4.49)
Two double glazed windows to front. Double panelled radiator. Double door built in cupboard. Skimmed ceiling. Door to ensuite.

ENSUITE
Three piece suite comprising tiled shower cubicle with wall mounted shower,. low level wc and wash hand basin. Part tiled walls. Tiled flooring. Skimmed ceiing with inset lighting. Shaver point. Extractor.

BEDROOM THREE 9'11" x 9'7" (3.03 x 2.94)
Built in wardrobe Double glazed window to rear. Radiator. Skimmed ceiling.

BEDROOM FOUR 8'11" x 6'9" (2.73 x 2.07)
Fitted bedroom furniture including wardrobe and desk. Double glazed window to rear. Radiator. Skimmed ceiling.

REAR GARDEN
Enclosed and laid mainly to lawn with patio area. Wooden fence surround. Gated rear access. Outside tap and lighting. Allocated parking for three vehicles.

FRONT GARDEN
Miniature fence surround with flower beds and visitor parking.

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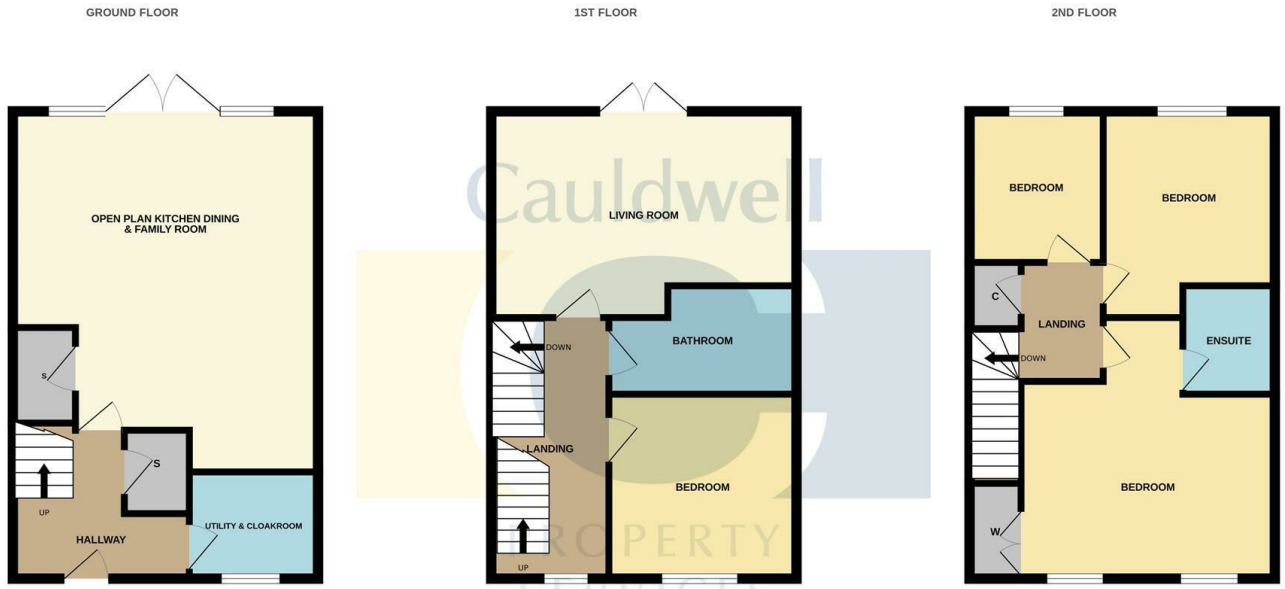
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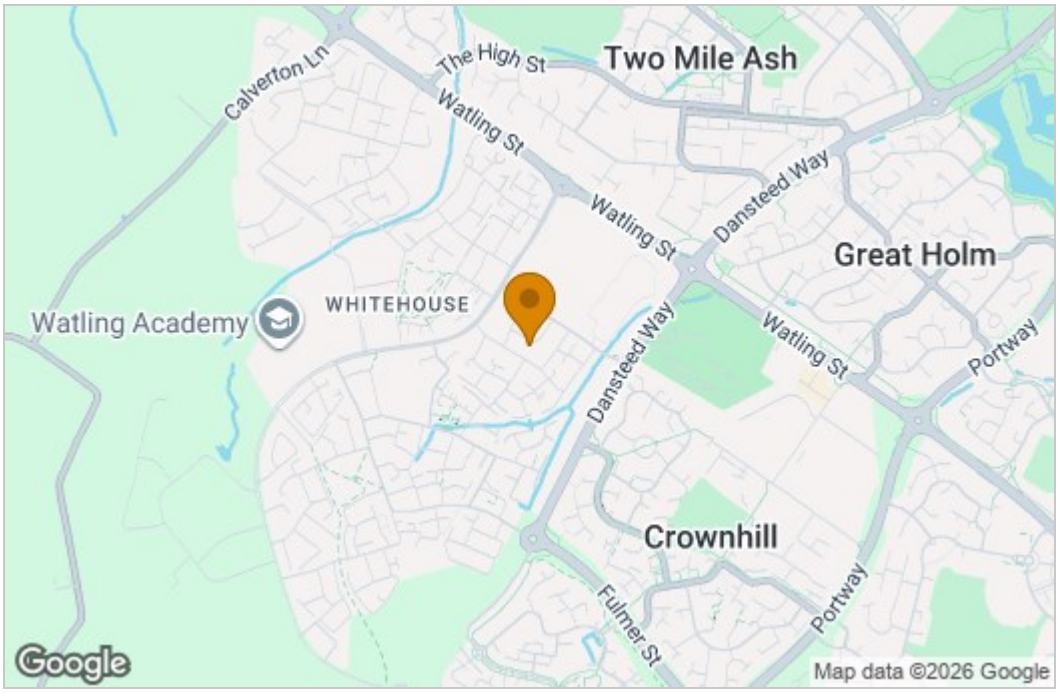
Floor Plan



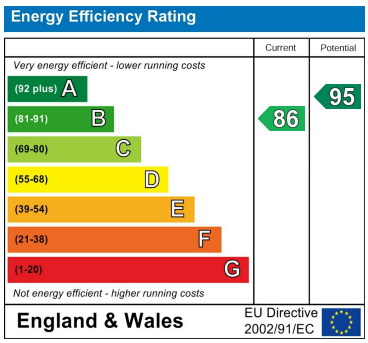
TOTAL FLOOR AREA : 15062sq.ft. (1399.3 sq.m.) approx.

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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