Cauldwell

PROPERTY SERVICES










# 12 Hurley Croft., Milton Keynes, MK10 9EP

## £379,995

CAULDWELL are delighted to offer for sale this stunning three bedroom semi-detached home, situated in the popular Monkston area of Milton Keynes. Refurbished throughout, the property offers beautifully presented accommodation ready to enjoy.

The ground floor comprises an entrance hall, a re-fitted cloakroom, a living room and a re-fitted kitchen/dining room. Upstairs are three well-proportioned bedrooms, including a principal bedroom with a re-fitted en-suite, and a re-fitted family bathroom.

Outside, the property benefits from a generous rear garden, a garage and a driveway.

Monkston is a popular residential area with a local primary school and community facilities. Kingston's shopping facilities are also nearby, while Milton Keynes' wider amenities are within easy reach. The area offers a convenient setting for families and commuters alike.

## ENTRANCE
Entrance through front door leading into entrance hall. Stairs to the first floor landing, radiator, doors leading to the living room and downstairs cloakroom.

## CLOAKROOM
Refitted two-piece suite. Low level wc, wash hand basin with mixer tap set within a soft-close cabinet surround. Part-tiled walls, radiator. Frosted double glazed window to the front.

## LIVING ROOM 14'7" x 12'2" (4.46 x 3.73)
Double glazed window to the front aspect, radiator, under-stairs storage cupboard. Double internal doors lead through to the kitchen/dining room.

## KITCHEN/DINING ROOM 15'8" x 9'8" (4.78 x 2.95)
Refitted kitchen with a range of soft-close wall and base units. Straight-edge work surfaces incorporating a stainless steel sink and drainer with mixer tap. Integrated appliances include a built-in oven, four-ring gas hob with stainless steel extractor hood over, and a built-in dishwasher. Space for an American-style fridge/freezer, plumbing for washing machine, wall-mounted boiler. Complete with under-unit lighting, splash back tiling, tiled flooring, radiator, double glazed window to the rear aspect, and double glazed French doors opening to the rear garden.

## FIRST FLOOR LANDING
Stairs from the entrance hall. Double glazed window to the side aspect, loft access, and doors to all upstairs rooms.

## BEDROOM ONE 11'6" x 9'1" (3.51 x 2.78)
Double glazed window to the front aspect. Radiator. Door leading through to the ensuite.

## ENSUITE
Refitted three-piece suite. Tiled shower cubicle with wall-mounted shower, low-level WC, and a wash hand basin with mixer tap set into a soft-close vanity unit. Part-tiled walls, tiled flooring, skimmed ceiling with inset lights. Extractor fan, and radiator.

## BEDROOM TWO 9'5" x 8'8" (2.88 x 2.65)
Double glazed window to the rear. Radiator.

## BEDROOM THREE 8'10" x 6'9" (2.71 x 2.07)
Double glazed window to the front aspect. Radiator. (Measurements include the stair box bulkhead).

## FAMILY BATHROOM
Refitted three-piece suite. Panelled bath with mixer tap and shower attachment. Low-level wc, wash hand basin with mixer tap set into a drawer unit surround. Part-tiled walls, tiled flooring. Radiator, shaver point, extractor fan, skimmed ceiling with inset lighting, and a frosted double glazed window to the rear aspect.

## REAR GARDEN
Enclosed rear garden mainly laid to lawn with a paved patio area and wooden fence surround. Features a mixture of tree, flower, and shrub borders, an outside water tap, and a service door providing direct access into the single garage.

## GARAGE
Single garage equipped with an up-and-over door to the front, personal service door to the rear garden, with power and lighting.

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.

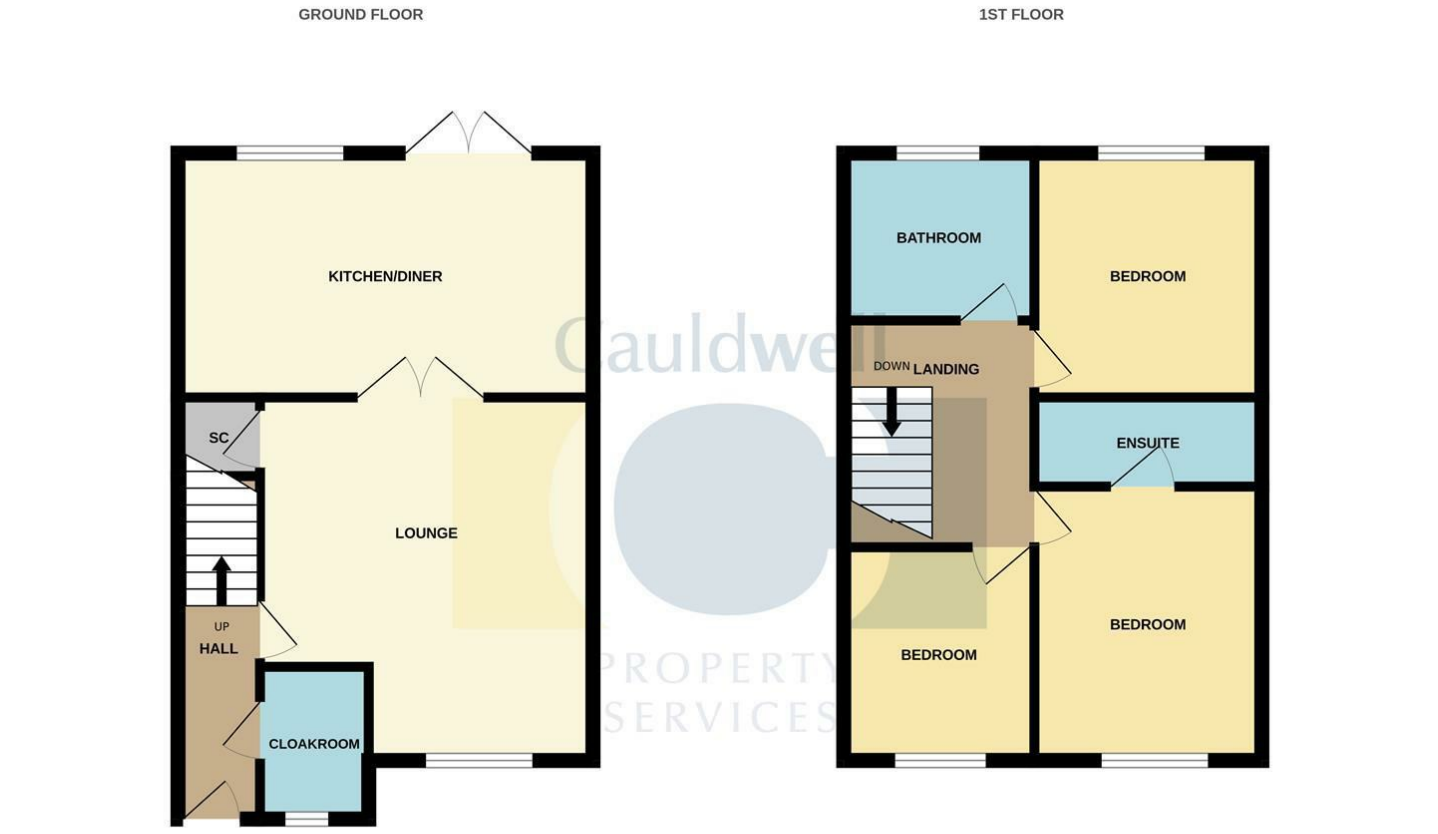
MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full quotation available on request. A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

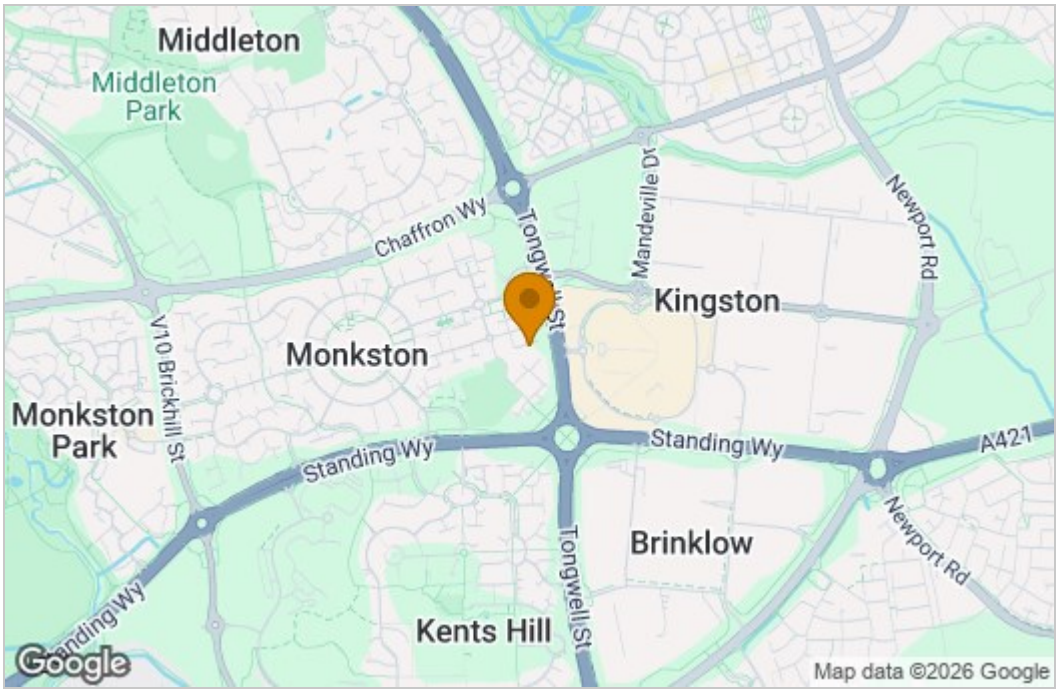
Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

## Floor Plan

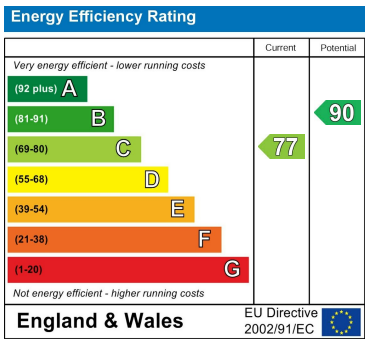



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 ©2026

## Area Map




## Energy Efficiency Graph




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

The Vizion, 350 Avebury Boulevard, Central Milton Keynes, Buckinghamshire, MK9 2JH
Tel: 01908 304480 Email: info@cauldwellproperty.co.uk www.cauldwellproperty.co.uk