



Cauldwell

PROPERTY SERVICES



10 St. Helens Grove, Milton Keynes, MK10 9FG Offers Over £425,000

CAULDWELL are delighted to offer for sale this stunning three double bedroom detached family home, situated within the highly sought-after location of Monkston. This beautifully presented property has been thoughtfully improved throughout by the current owners, offering spacious and versatile accommodation ideal for modern living.

The accommodation briefly comprises; welcoming entrance hall, re-fitted downstairs cloakroom, and a spacious living room. The real heart of the home is the impressive re-fitted kitchen/family/dining room measuring approximately seven metres in length, providing a fantastic open-plan space perfect for both everyday living and entertaining, with ample room for dining and family seating.

To the first floor, there are three generous double bedrooms, with the principal bedroom benefiting from a re-fitted en-suite shower room, alongside a re-fitted family bathroom serving the remaining bedrooms.

Externally, the property offers a well maintained low maintenance rear garden, ideal for those seeking ease of upkeep, along with a front garden. The former garage has been partly converted, providing additional usable space, whilst still retaining a garage area with an electric door, offering excellent storage or parking options.

Further benefits include double glazing and gas central heating.

ENTRANCE

Entrance through front door into entrance hall. Stairs to first floor. Double glazed window to the side. Radiator. Door to living room. Door to downstairs cloakroom.

CLOAKROOM

Refitted two piece suite. Low level wc. Wash hand basin with mixer tap. Radiator. Frosted double glazed window to the front.

LIVING ROOM 11'7" x 14'5" (3.54 x 4.40)

Double glazed window to the front. Fire place and surround. Radiator. Door through to kitchen dining room.

KITCHEN DINING ROOM 23'4" x 8'8" (7.13 x 2.66)

Kitchen area refitted with a range of soft close wall and base units. Work surfaces incorporating sink with mixer tap. Built in double oven with four ring gas hob and stainless steel extractor over. Built in dishwasher and built in fridge freezer. Double glazed window to the rear. Wall mounted boiler. Dining area sliding double glazed doors to the rear and double glazed window to the rear. Under stair storage cupboard. Door through to part converted garage. Radiator.

FIRST FLOOR LANDING

Doors leading to all upstairs rooms. Store cupboard. Access to partly boarded loft with ladder.

BEDROOM ONE 11'6" x 10'10" (3.53 x 3.31)

Measurements up to a built in cupboard. Double glazed window to the front. Radiator. Door to ensuite.

ENSUITE

Refitted ensuite. Tiled shower cubicle with wall mounted shower. Low level wc, wash hand basin with mixer tap. radiator. Frosted double glazed window to the front.

BEDROOM TWO 7'6" x 15'8" (2.30 x 4.79)

Double glazed window to the front. Radiator.

BEDROOM THREE 10'2" x 8'10" (3.11 x 2.70)

Measurements up to a four door fitted wardrobe. Double glazed window to the rear. Radiator.

FAMILY BATHROOM

Refitted three piece suite. Panelled bath with mixer tap and shower attachment. Low level wc., wash hand basin with mixer tap and splash back tile. Shaver point. Extractor. Frosted double glazed window to the rear.

REAR GARDEN

Enclosed rear garden laid mainly to artificial lawn. Patio area. Wooden fence panel surround. outside tap. Gated side access.

FRONT

Front garden laid mainly to lawn. Driveway leading to part converted single garage with power and light. Plumbing for washing machine.

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.

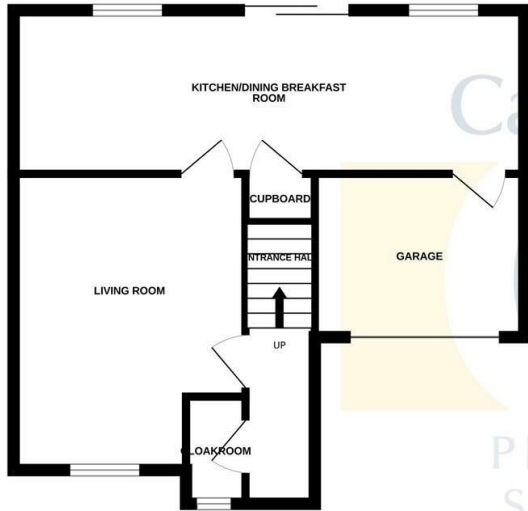
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

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.

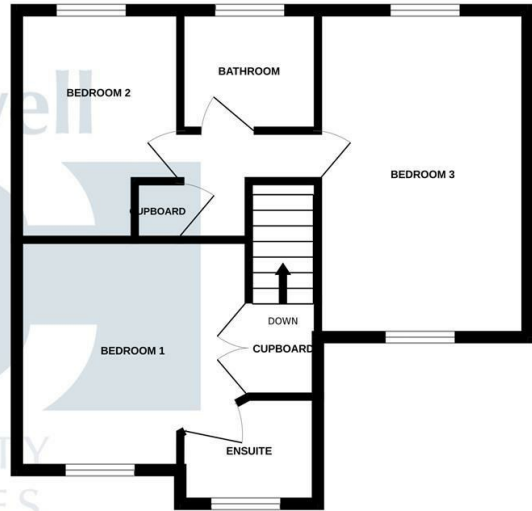
Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

Floor Plan

GROUND FLOOR

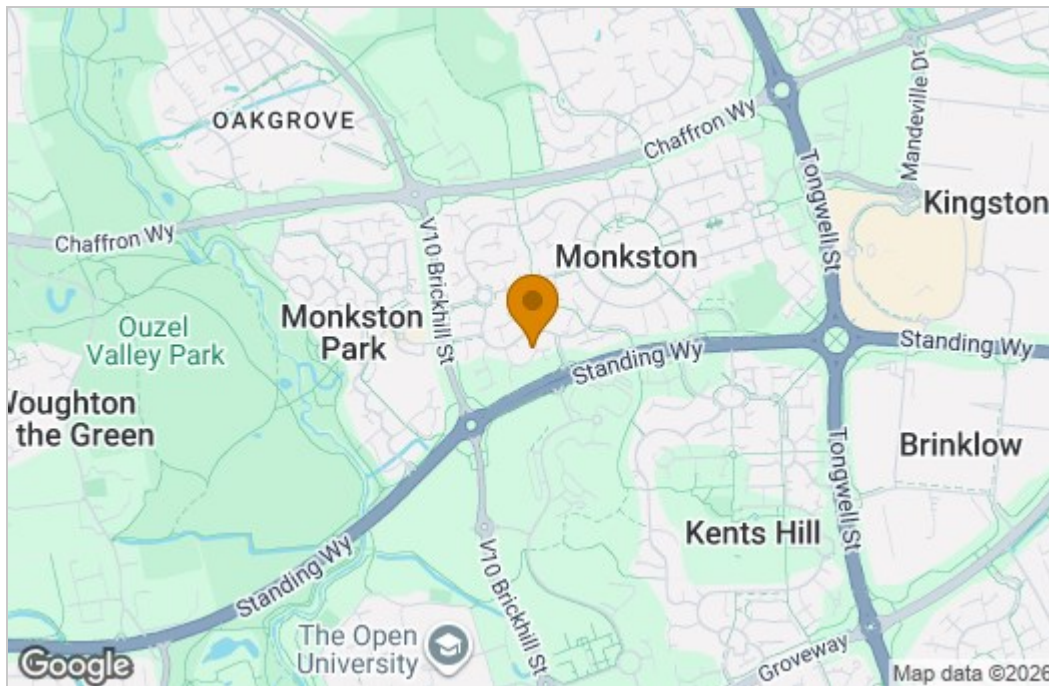


1ST FLOOR



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.