



Cauldwell

PROPERTY SERVICES



52 London Road, Milton Keynes, MK5 8AQ

£389,995

This well presented property offers excellent potential and benefits from an integral garage, which could be converted subject to the relevant permissions, a generous established south-facing rear garden, driveway parking for two vehicles and double glazing throughout.

The accommodation briefly comprises; entrance hall, fitted kitchen, dining area and a spacious 17'10 x 13'8 lounge overlooking the rear garden. To the first floor there are three well-proportioned bedrooms and a re-fitted family bathroom with shower.

Loughton remains one of Milton Keynes' most desirable locations, offering picturesque walks through Loughton Valley Park, excellent schooling and superb commuter links, with Central Milton Keynes and the train station providing fast access into London Euston.

ENTRANCE

Entrance through front door into entrance hall. Door to kitchen/dining room.

KITCHEN DINING AREA 9'3" x 6'0" (2.84 x 1.83)

Double glazed window to front aspect. Fitted with a range of wall and base units with worksurface incorporating ceramic sink unit with mixer tap. Ceramic hob. Plumbing for washing machine and dishwasher. Tiled. Leading to dining area.

DINING AREA 10'5" x 9'10" (3.18 x 3.00)

Wall mounted heater. Door to living room.

LIVING ROOM 17'10" x 13'8" (5.44 x 4.17)

Double glazed window to rear aspect. Door to rear garden. Stairs to first floor. Feature fireplace. Wall mounted heater. Television point.

FIRST FLOOR LANDING

Wall mounted heater. Storage cupboard. Double glazed window to front aspect. Airing cupboard. Door to all rooms.

BEDROOM ONE 10'9" x 10'2" (3.30 x 3.12)

Double glazed window to rear aspect. Wall mounted heater.

BEDROOM TWO 11'5" x 6'9" (3.48 x 2.08)

Double glazed window to rear aspect.

BEDROOM THREE 9'1" x 6'9" (2.77 x 2.08)

Double glazed window to front aspect.

BATHROOM

Frosted double glazed window to front aspect. Three piece suite comprising panelled bath with wall mounted shower, wc and wash hand basin.

FRONT GARDEN

Block paved hardstanding double width drive.

REAR GARDEN

A generous size southerly facing rear garden. Approx 95 foot to rear. Laid mainly to lawn with patio area. Flower and shrub borders.

GARAGE

Up and over door. 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 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

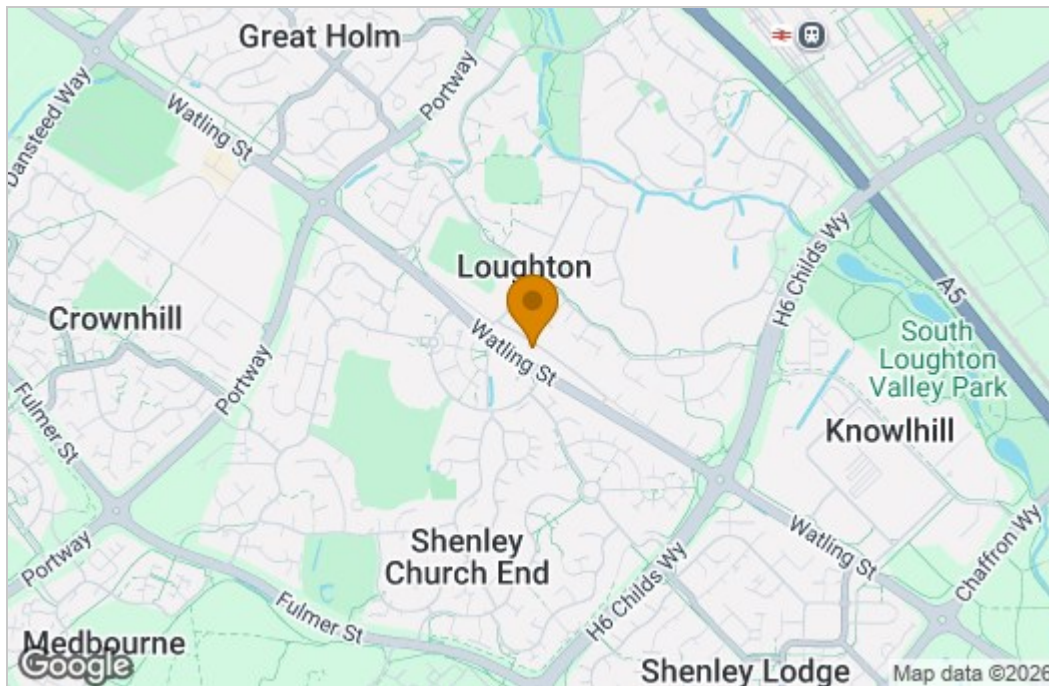
1ST FLOOR



TOTAL FLOOR AREA : 797sq.ft. (74.0 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
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.