Cauldwell

PROPERTY SERVICES

38 Orwell Avenue, Milton Keynes, MK4 4ST

£450,000

CAULDWELL are delighted to offer for sale this stunning three-bedroom detached family home, ideally positioned within the highly sought-after Tattenhoe Park area of Milton Keynes, and offered for sale with no upper chain.

This immaculately presented property boasts light and spacious accommodation throughout, with standout features including a beautiful dual-aspect living room, allowing an abundance of natural light to flood the space, creating a bright and inviting environment.

The heart of the home is the impressive kitchen/dining room, measuring approximately 17ft in length, and featuring quartz work surfaces, a range of integrated appliances, and a triple aspect, making it a superb space for both everyday living and entertaining.

Upstairs, the property offers three well-proportioned bedrooms, with the principal bedroom benefiting from a stylish refitted en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Outside, the home enjoys a landscaped rear garden, thoughtfully designed for ease of maintenance and outdoor enjoyment. To the front, the property benefits from open views, enhancing the overall sense of space and

ENTRANCE HALL
Stairs to first floor. Two frosted double glazed windows to front. Radiator. Door to kitchen/dining room and cloakroom. Skimmed ceiling with inset lighting.

CLOAKROOM
Two piece suite comprising low level wc and wash hand basin. Part tiled walls. Radiator. Understairs storage cupboard. Skimmed ceiling. Inset lighting. Extractor.

KITCHEN/DINING ROOM 23'1" x 8'8" to 10'6" (7.06 x 2.65 to 3.21)
Fitted with a range of soft close wall and base units with Quartz worksurface incorporating sink drainer and mixer tap. Built in oven, four ring induction hob and extractor hood. Built in dishwasher and fridge freezer. Double glaed windows to front, side and double glazed French doors to rear. Radiator. Skimmed ceiling with inset lighting. Door to utility room.

UTILITY ROOM
Base units and Quartz worksurface with sink drainer. Built in washing machine, Wall mounted boiler. Radiator. Double glazed door to rear garden. Skimmed ceiling.

LIVING ROOM 16'10" x 10'4" (5.14 x 3.16)
Double glazed window to front. Radiator. Double glazed French doors to rear. Skimmed ceiling.

FIRST FLOOR LANDING
Doors to all rooms. Skimmed ceiling. Inset lighting. Radiator. Double glazed window to rear.

BEDROOM ONE 11'10" x 14'0" to 9'10" (3.61 x 4.27 to 3.02)
Dual aspect with double glazed window to front and side Radiator. Skimmed ceiling. Door to ensuite.

ENSUITE
Three piece suite comprising tiled shower cubicle, low level wc and wash hand basin Tiled walls and flooring. Skimmed ceiling. Inset lighting. Extractor. Frosted double glazed window to front.

BEDROOM TWO 10'7" x 9'5" (3.25 x 2.89)
Double glazed window to front. Radiator. Airing cupboard.

BEDROOM THREE 10'9" x 9'10" (3.30 x 3.01)
Double glazed window to rear and side. Radiator. Skimmed ceiling.

BATHROOM
Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Radiator. Tiled flooring and walls. Skimmed ceiling. Inset lighting. Extractor. Frosted double glazed window to front.

REAR GARDEN
Enclosed and laid mainly to artificial lawn with generous patio area. Outside tap, lighting and power. Brick and wooden fence surround. Gated side access. Block paved driveway with parking.

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.

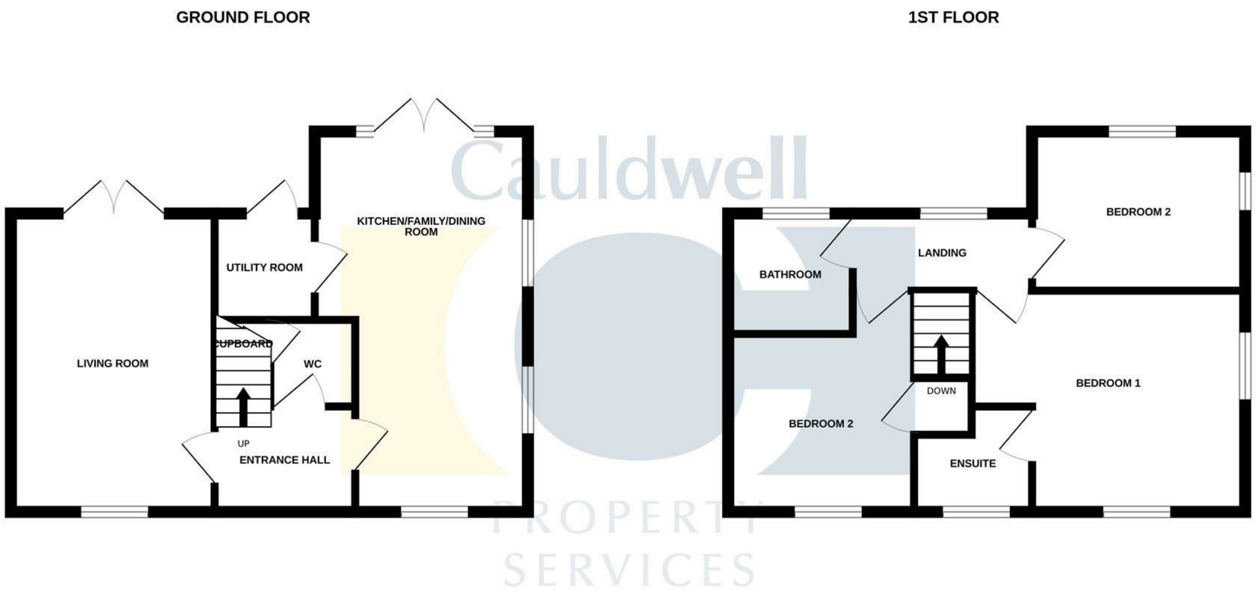
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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.
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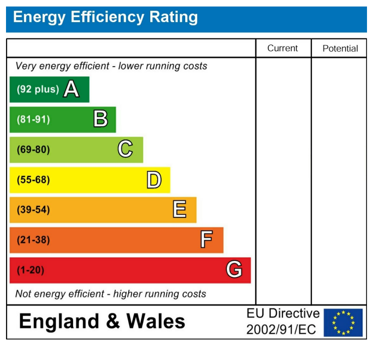
Area Map

Energy Efficiency Graph



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