



# Cauldwell

PROPERTY SERVICES



## 25 Langham Way, Milton Keynes, MK6 4AU

### Offers Over £400,000

Cauldwell are pleased to offer for sale this generously proportioned five-bedroom town house, located in the popular and well-connected area of Ashland, Milton Keynes. Arranged over three floors, this well-presented home offers versatile living space, ideal for large or growing families.

The ground floor welcomes you with a spacious entrance hall, a downstairs cloakroom, and a modern kitchen/dining room — perfect for family meals and entertaining. There is also a separate living room, offering a comfortable space to unwind.

The first floor comprises two large double bedrooms and a stylish family bathroom, while the top floor features the impressive principal bedroom with en-suite, along with two further well-proportioned bedrooms, offering flexibility for use as children's rooms, guest accommodation, or home offices.

Externally, the property benefits from a private enclosed rear garden, ideal for outdoor living, and double allocated parking, providing off-road convenience.

Key Features:

## **ENTRANCE HALL**

Entrance door Stairs to first floor. Door to kitchen/diner and living room. Understairs storage cupboard. Frosted double glazed window to front. Skimmed ceiling. Door to downstairs cloakroom.

## **CLOAKROOM**

Two piece suite comprising low level wc and wash hand basin. Part tiled walls. Tiled flooring. Extractor.

## **LIVING ROOM 15'6" x 13'7" (4.73 x 4.15)**

Double glazed French doors with double glazed windows to either side to rear. Skimmed ceiling. Radiator.

## **KITCHEN/DINING ROOM 20'2" x 8'5" (6.16 x 2.57)**

Double glazed window to front. Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Built in double oven and five ring gas hob with extractor over. Built in dishwasher, washing machine and fridge freezer. Skimmed ceiling.

## **FIRST FLOOR LANDING**

Stairs to second floor. Double glazed window to front. Door to bathroom, bedroom two and four. Airing cupboard housing water tank.

## **BEDROOM TWO 15'5" x 13'10" (4.71 x 4.23)**

Double glazed window to rear. Radiator. Skimmed ceiling.

## **BEDROOM FOUR 12'5" x 8'6" (3.81 x 2.61)**

Double glazed window to front. Radiator.

## **BATHROOM**

Three piece suite comprising panelled bath with shower attachment, low level wc and wash hand basin and cupboard surround. Tiled walls and flooring. Skimmed ceiling. Extractor.

## **SECOND FLOOR LANDING**

Doors to bedrooms, one, three and five.

## **BEDROOM ONE 15'6" x 14'3" (4.73 x 4.36)**

Two double glazed windows to front. Skimmed ceiling. Radiator. Double door built in cupboard. Door to ensuite.

## **ENSUITE**

Three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Tiled walls and flooring. Skimmed ceiling. Extractor.

## **BEDROOM THREE 13'10" x 8'5" (4.24 x 2.58 )**

Double glazed window to rear. Radiator.

## **BEDROOM FIVE 14'0" x 6'9" (4.28 x 2.06)**

Double glazed window to rear. Radiator.

## **REAR GARDEN**

Enclosed and laid to lawn with wooden fence surround. Gated access.

All measurements are approximate. 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.

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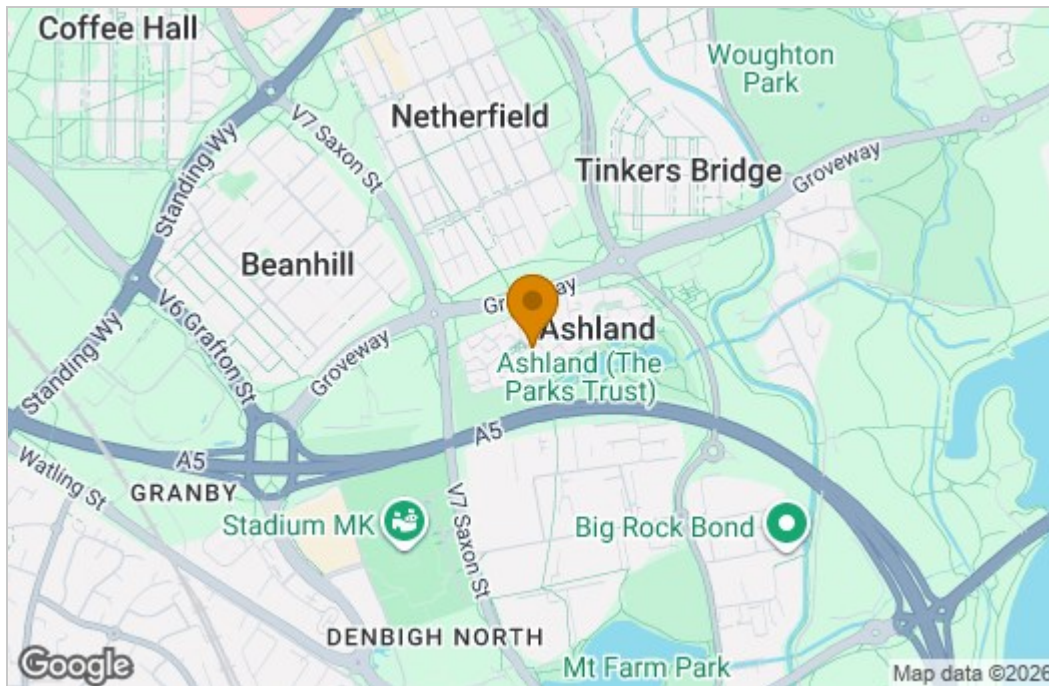
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# Floor Plan

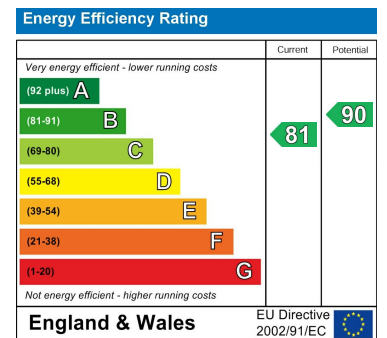


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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