Cauldwell

PROPERTY SERVICES









23 Sakura Walk, Milton Keynes, MK15 9EJ

£399,995

Situated within the highly regarded Willen Park development, this immaculately presented family home offers spacious and versatile accommodation arranged over three floors and is offered to the market with no onward chain.

Perfectly positioned for enjoying the surrounding green spaces, the property is within walking distance of Willen Lake and the Grand Union Canal, making it ideal for those who enjoy outdoor pursuits and waterside walks. Despite this peaceful setting, Central Milton Keynes and the mainline train station are just a five-minute drive away, with a selection of popular local schools also conveniently nearby.

The ground floor begins with an inviting entrance hall providing access to a cloakroom and a stylish, refitted bay-fronted kitchen. To the rear, the impressive living and dining room spans the full width of the property, creating a generous and versatile space for both everyday family life and entertaining.

Arranged across the upper two floors are four well-proportioned bedrooms, including three excellent double bedrooms. The fourth bedroom is also impressively sized for a property of this style, offering flexibility for family members, guests or those working from home.

ENTRANCE HALL
Double glazed composite door to front. Radiator. Stairs to first floor landing. Wood flooring

CLOAKROOM
Two piece suite comprising low level wc and wash hand basin. Heated towel rail. Extractor fan. Tiled flooring.

KITCHEN 12'4" x 8'0" (3.78 x 2.45)
into bay
Double glazed bay window to front. Fitted with a range of wall and base units with worksurfaces with upstands. Electric oven, four ring gas hob with extractor hood over. Plumbing for washing machine. Space for fridge freezer. Fitted microwave. Sink drainer and mixer tap. Undercupboard lighting. Plumbing for dishwashser. Tiled flooring.

LIVING/DINING ROOM 16'4" x 14'11" (5.00 x 4.55)
Double glazed window to rear and double glazed French doors to rear. Two radiators. Television point. Understairs storage cupboard. Wood flooring.

FIRST FLOOR LANDING
Stairs from entrance hall. Radiator. Stairs to second floor landing. Airing cupboard.

BEDROOM TWO 8'4" x 12'7" (2.55 x 3.85)
Double glazed window to front. Radiator. Built in wardrobes

BEDROOM THREE 10'1" x 8'4" (3.08 x 2.55)
Double glazed window to rear. Radiator. Built in wardrobes.

BEDROOM FOUR
Double glazed window to front. Radiator. Internet point.

BATHROOM
Double glazed obscure window to rear. Three piece suite comprising walk in shower cubicle with mains shower, wash hand basin and close coupled wc. Extractor fan. Heated towel rail. Shaver point. Tiled walls and flooring.

SECOND FLOOR LANDING
Stairs from first floor. Door to main bedroom.

MAIN BEDROOM 16'0" x 13'1" (4.90 x 4.00)
to wardrobes
Double glazed window to front. Radiator. Access to loft space. Built in wardrobes. Storage cupboard. Television point. Arch to dressing room.

DRESSING ROOM 8'8" x 6'2" (2.66 x 1.89)
Double glazed sky light window to rear with fitted blinds. Fitted wardrobe. Radiator. Door to ensuite.

ENSUITE
Double glazed sky light window to rear with fitted blind. Three piece suite comprising shower cubicle with mains shower, wash hand basin and close coupled wc. Heated towel rail. Extractor fan. Shaver point. Tiled flooring.

FRONT GARDEN
Small garden with shingle stone and hedging.

PARKING
Off road parking to rear for two cars side by side.

REAR GARDEN
Decking area and rear width patio. Timber shed. Gated access to side. Outside tap.

Freehold management charge for parking and communal spaces approx £280 per annum

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.

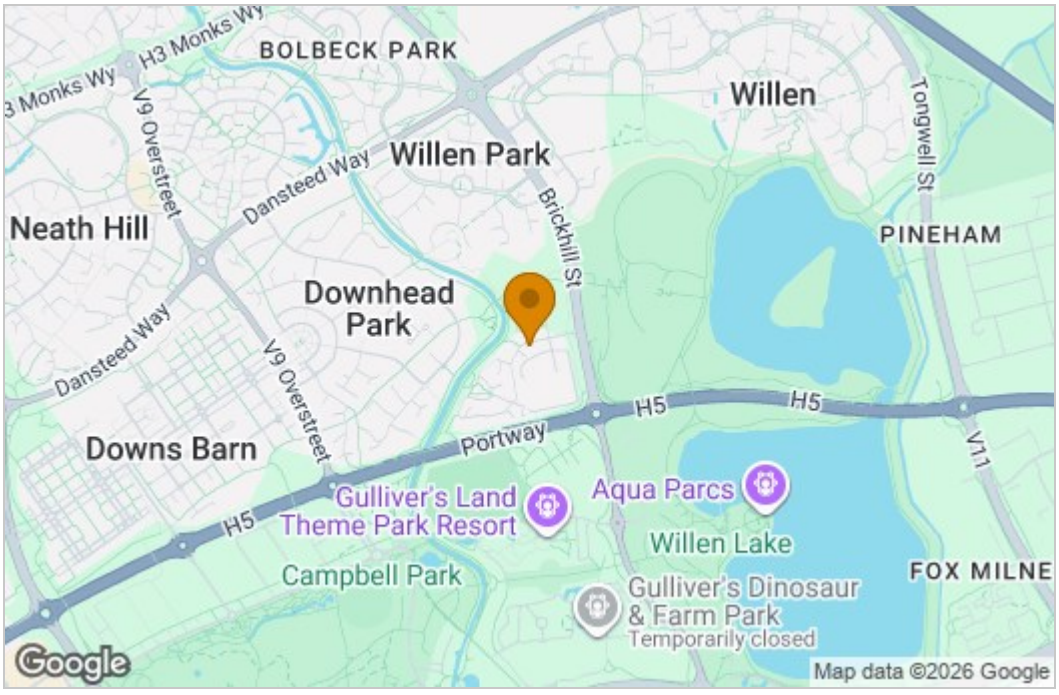
Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

Floor Plan

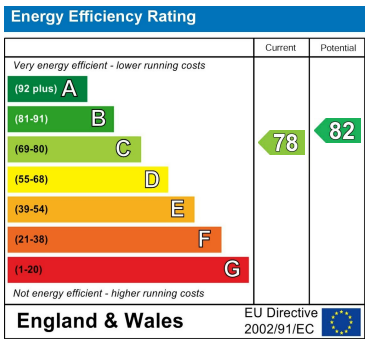


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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