Cauldwell

PROPERTY SERVICES

55 Stokenchurch Place, Milton Keynes, MK13 8AU

£379,995

Situated just a short distance from the city centre and within easy walking distance of the mainline railway station, this impressive three-bedroom linked-detached home offers spacious and well-presented accommodation, ideal for families and commuters alike. The property benefits from updated double glazing, a modernised kitchen and utility room, generous outdoor space, and side-by-side driveway parking to the front.

The accommodation begins with a welcoming entrance hall, providing access to a convenient cloakroom and a bright living room. An archway leads through to the dining room, creating an excellent flow for both everyday living and entertaining. From the dining room, doors lead into the conservatory, offering additional reception space and pleasant views over the garden, while the opposite side provides access to the modern fitted kitchen. Beyond the kitchen is a practical utility room, with further access to the integral garage.

To the first floor are three well-proportioned bedrooms, all served by a stylish, modern family bathroom. Externally, the property enjoys a front garden with side-by-side driveway parking and access to the integral garage. To the rear is a good-sized enclosed garden, particularly generous for a property so conveniently positioned close to the city centre, providing an excellent space for outdoor dining, entertaining, and family enjoyment.

ENTRANCE HALL

Double glazed UPVC door to front. Radiator. Tiled flooring. Stairs to first floor landing. Doors to living room and cloakroom.

CLOAKROOM

Double glazed obscure window to front. Two piece suite comprising low level wc and wash hand basin. Radiator. Tiled flooring.

LIVING ROOM 14'4" x 14'2" (4.38 x 4.32)

Double glazed window to front. Radiator. Electric fireplace. Television and internet points. Arch to dining room.

DINING ROOM 9'4" x 8'8" (2.86 x 2.66)

Double glazed patio doors to rear. Radiator. Door to kitchen.

KITCHEN 9'4" x 8'6" (2.85 x 2.60)

Double glazed window to rear. Re-fitted range of base units with solid oak worksurfaces and Butler sink and drainer. Electric oven, gas hob and extractor hood. Integral dishwasher and fridge. Tiled flooring. Radiator. Understairs storage cupboard. Door to utility room.

UTILITY ROOM 9'4" x 7'5" (2.85 x 2.27)

Double glazed window. Door to rear. Base units with worksurfaces. Plumbing for washing machine and space for under counter freezer. Fitted shelving. Radiator. Tiled flooring. Wall mounted central heating boiler. Door to integral garage.

INTEGRAL GARAGE

Up and over door to front. Power and light. Door to utility room.

CONSERVATORY 11'2" x 10'0" (3.41 x 3.06)

Double glazed windows to side. Double glazed door to side. Tiled flooring. Power and lighting.

FIRST FLOOR LANDING

Stairs from entrance hall. Double glazed window to side. Airing cupboard. Access to part boarded loft space.

BEDROOM ONE 12'6" x 10'9" (3.83 x 3.29)

Double glazed window to rear. Radiator.

BEDROOM TWO 11'1" x 10'2" (3.39 x 3.11)

Double glazed window to front. Radiator.

BEDROOM THREE 8'2" x 7'1" (2.51 x 2.16)

Double glazed window to front Radiator. Fitted storage.

BATHROOM

Double glazed window to side. Three piece suite comprising panelled bath, close coupled wc and wash hand basin.

FRONT GARDEN

Shingle stone garden area. Trees and plants. Hardstanding driveway parking.

REAR GARDEN

Rear width patio area and lawn with mature flower beds and borders. Gated access to front. Summer house. Outside tap and power.

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.

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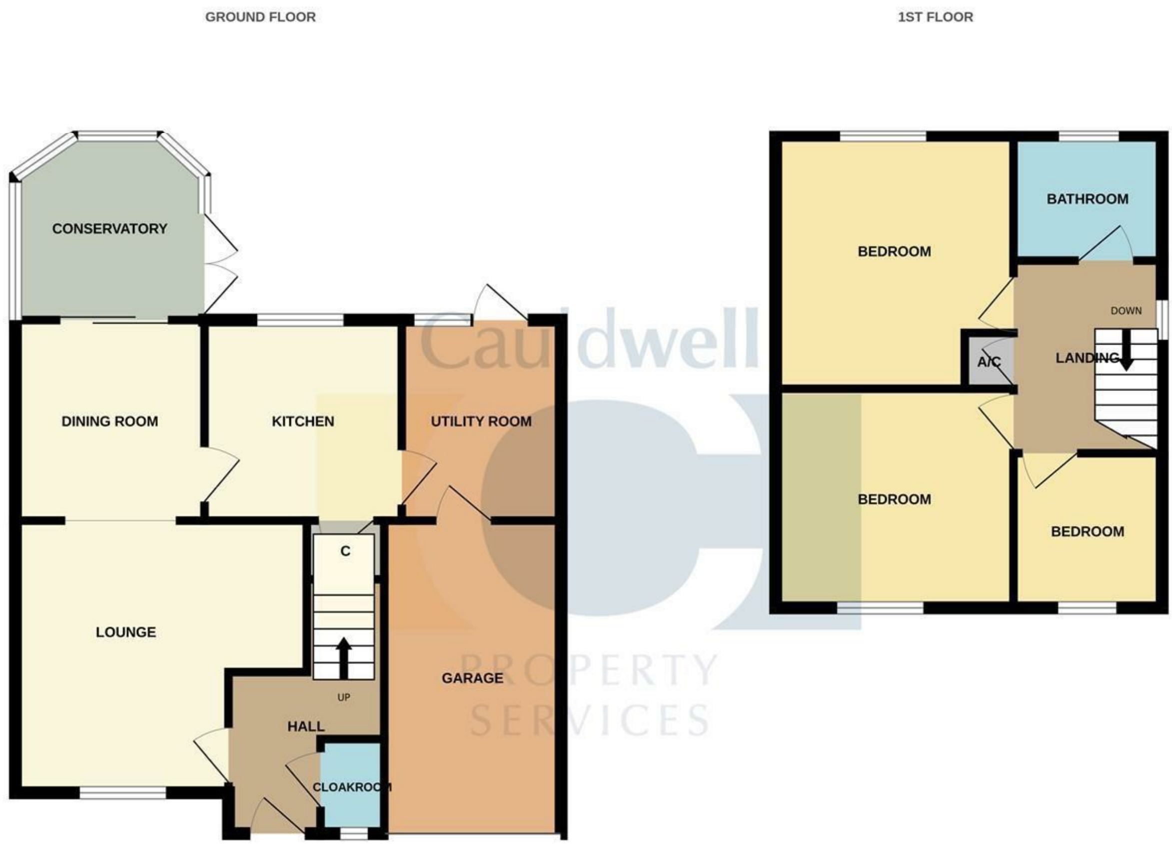
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks 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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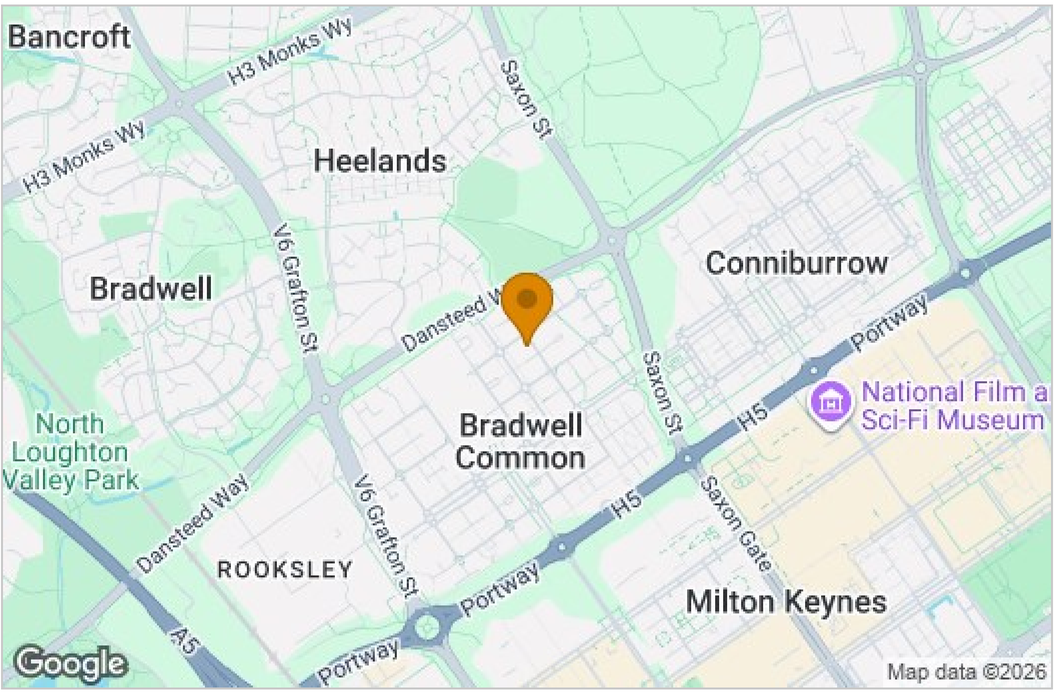
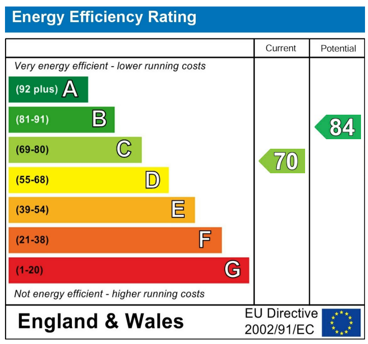
Area Map



Energy Efficiency Graph



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