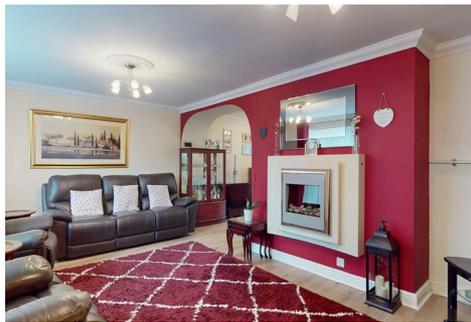




Cauldwell

PROPERTY SERVICES



3 Middlesex Drive, Milton Keynes, MK3 7JB

£350,000

CAULDWELL are delighted to offer for sale this well presented three-bedroom semi-detached family home, featuring an impressive insulated conservatory, situated in a popular and established residential area.

The accommodation briefly comprises an entrance hall leading to a comfortable lounge with a feature fireplace, creating a cosy focal point. There is a separate dining room ideal for both everyday living and entertaining, and a refitted kitchen/breakfast room offering a range of modern units and ample workspace. A useful utility room and an insulated conservatory overlooking the rear garden further enhance the ground floor space.

To the first floor there are three well-proportioned bedrooms and a refitted family bathroom finished to a contemporary standard. A staircase provides access to a useful loft area, offering versatile space ideal for storage, a hobby room or occasional use.

Outside, the property boasts an attractive and generous size rear garden, ideal for families and outdoor entertaining, along with a driveway providing off-road parking.

Energy Rating: D.

ENTRANCE PORCH

Double glazed window to side. Door to living room.

LIVING ROOM 19'8" x 11'5" (6 x 3.5)

Double glazed window to front. Television point. Feature fireplace and surround. Coving to skimmed ceiling. Radiator

DINING ROOM 12'1" x 7'6" (3.7 x 2.3)

Double glazed French doors to conservatory. Coving to skimmed ceiling. Arch to kitchen/breakfast room. Skimmed ceiling.

RE-FITTED KITCHEN/BREAKFAST ROOM 11'9" x 8'6" (3.6 x 2.6)

Double glazed window to rear. Fitted with a range of wall and base units with worksurfaces incorporating stainless steel sink unit. Electric hob, oven and extractor. Space for fridge. Tiled walls. Door to utility room.

UTILITY ROOM 7'10" x 4'11" (2.4 x 1.5)

Double glazed window to rear. Door to rear garden. Plumbing for washing machine and space for tumble dryer. Door to side passage way.

CONSERVATORY 19'8" x 8'10" (6 x 2.7)

Double glazed windows to rear. Double glazed French doors to rear garden. Television point. Radiator.

REAR PASSAGE

Door to front. Door to storage cupboard.

STORAGE ROOM

Window to side. Power and light.

FIRST FLOOR LANDING

Double glazed window to side. Doors to bedrooms and bathroom. Loft access.

BEDROOM ONE 11'5" x 10'9" (3.5 x 3.3)

Double glazed window to front. Fitted wardrobes. Storage cupboard. Radiator.

BEDROOM TWO 10'9" x 9'2" (3.3 x 2.8)

Double glazed window to rear. Fitted wardrobe. Storage cupboard. Radiator.

BEDROOM THREE 8'6" x 8'2" (2.6 x 2.5)

Double glazed window to front. Storage cupboard. Radiator.

BATHROOM

Double glazed window to front and side. Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Tiled walls. Tiled flooring. Radiator. Wall mounted gas boiler.

LOFT AREA

Sky light window to rear. Storage cupboard. Radiator

REAR GARDEN

An attractive enclosed rear garden with decking area flower and shrub borders. Laid to gravel with panelled fence surround.

FRONT GARDEN

Driveway to front with off road parking for a number of cars.

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.

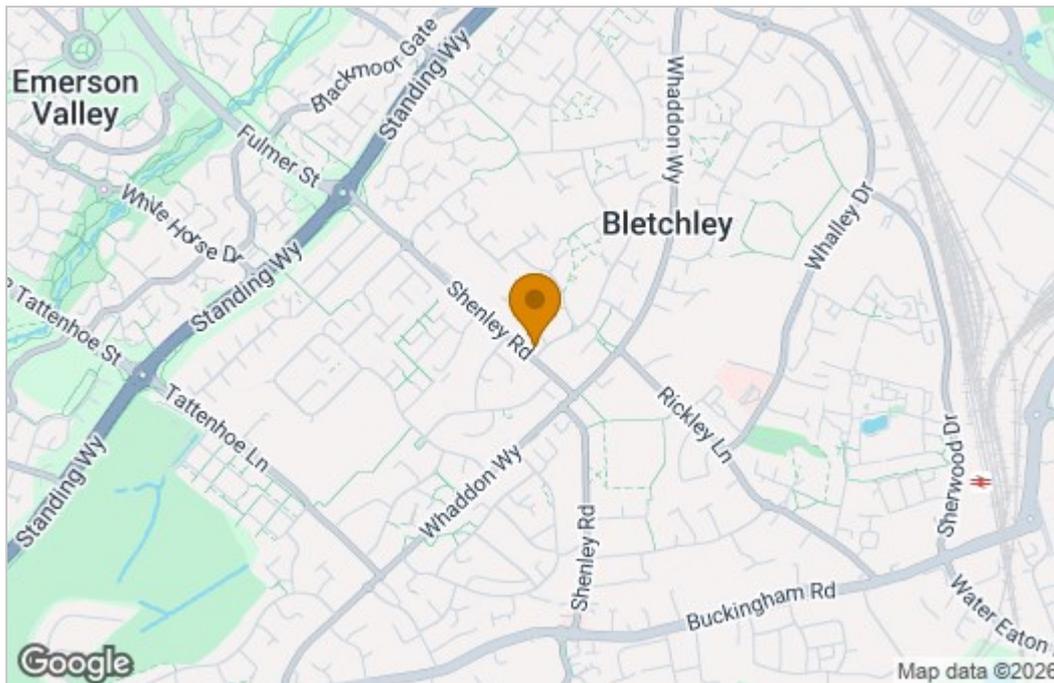
Floor Plan



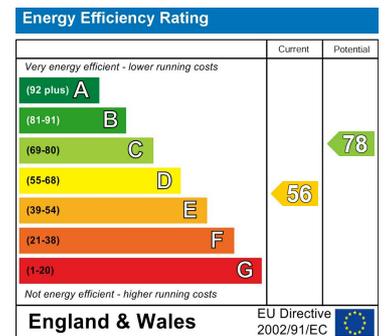
TOTAL FLOOR AREA : 1055sq.ft. (98.0 sq.m.) approx.

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.
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Area Map



Energy Efficiency Graph



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