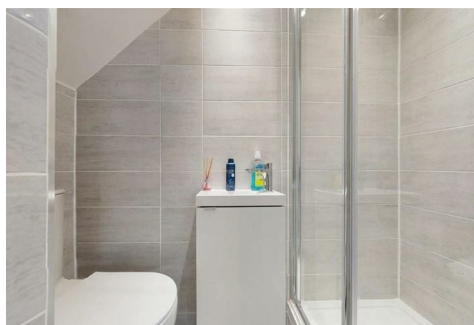




Cauldwell

PROPERTY SERVICES



36 Walgrave Drive, Milton Keynes, MK13 9BG Offers Over £365,000

CAULDWELL are delighted to offer for sale this immaculately presented and vastly improved three bedroom semi detached home, situated within the sought after location of Bradwell Village, Milton Keynes. The accommodation briefly comprises; entrance porch, open plan lounge/kitchen/dining room with a quality re-fitted kitchen and a small extension creating additional kitchen space, downstairs shower room and air conditioning units. The property also benefits from solar panels.

On the first floor there are three well proportioned bedrooms and a stylish re-fitted family bathroom. Outside the property boasts front and rear gardens, driveway parking and a garage.

The property further benefits from replacement skimmed ceilings, double glazing and gas to radiator heating, making this an ideal family home in a highly desirable village setting.

Bradwell Village Area Guide

Bradwell Village is one of Milton Keynes' most established and characterful locations, offering a charming village atmosphere whilst remaining within close proximity to Central Milton Keynes. The area is popular with families and commuters alike due to its blend of traditional properties, local amenities and excellent transport links.

Residents benefit from nearby schooling, local shops, public houses and picturesque walks, with Wolverton railway station and Central Milton Keynes railway station both within easy reach, providing direct links to London Euston. The location also offers convenient access to the A5 and major road networks, whilst remaining close to CMK shopping centre, leisure facilities and parkland areas.

ENTRANCE

Entrance through front door into entrance porch. Entrance porch is a UPVC double glazed construction. Double glazed door leading to living room.

LIVING ROOM 11'6" x 18'3" (3.52 x 5.58)

Stairs leading to first floor. Double glazed windows to the front. Three radiators. Skimmed ceiling. Air conditioning unit. Opening into dining room.

DINING ROOM 10'11" x 8'9" (3.34 x 2.68)

Double glazed doors to the rear. Skimmed ceiling with inset lighting. Opening into kitchen.

KITCHEN 12'8" x 9'3" (3.88 x 2.84)

Refitted kitchen fitted with a range of soft close wall and base units. Work surfaces incorporating a one and a half sink and drainer with mixer tap. Built in oven. Four ring gas hob with stainless steel extractor hood. Built in dishwasher, space for American style fridge freezer and plumbing for washing machine. Radiator. Double glazed window to the rear. Skimmed ceiling with inset lighting. Splash back tiles. Door to downstairs shower room.

DOWNSTAIRS SHOWER ROOM

Three piece suite. Tiled shower cubical with wall mounted shower. Low level wc, wash hand basin with mixer tap. Tiled walls. Tiled floor.

FIRST FLOOR LANDING

Doors leading to all upstairs rooms. Loft access with pull down ladder.

BEDROOM ONE 11'1" x 10'10" (3.39 x 3.31)

Double glazed window to the front. Radiator. Air conditioning unit. Double door built in cupboard.

BEDROOM TWO 10'11" x 8'11" (3.33 x 2.72)

Double glazed window to the rear. Skimmed ceiling. Radiator. Double door built in cupboard.

BEDROOM THREE 7'2" x 7'1" (2.19 x 2.18)

Double glazed window to the front. Radiator.

FAMILY BATHROOM

Three piece suite. Panelled bath with mixer tap and shower over. Low level wc, wash hand basin with mixer tap and vanity cupboard surround. Tiled walls and tiled floor. Frosted double glazed window to the rear. Skimmed ceiling with inset lighting and extractor. Heated chrome towel rail.

REAR GARDEN

Enclosed rear garden laid mainly to artificial lawn. Patio area. Wooden fence panel surround. Gated rear access.

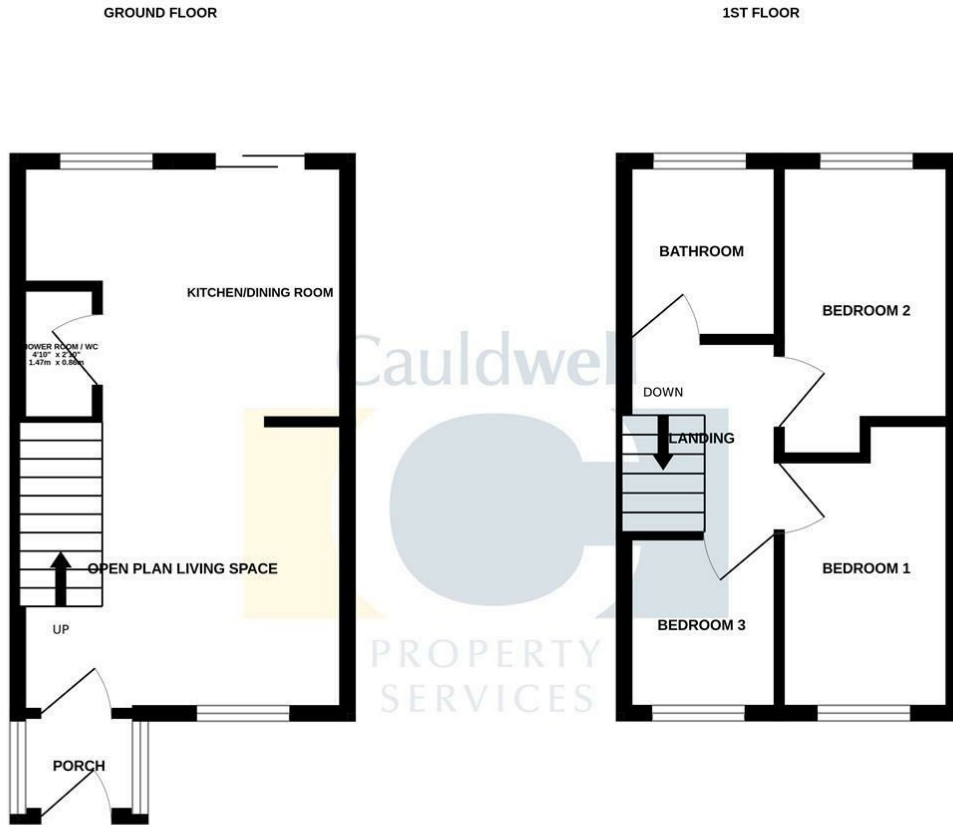
FRONT

Front garden with hedge surround.

GARAGE

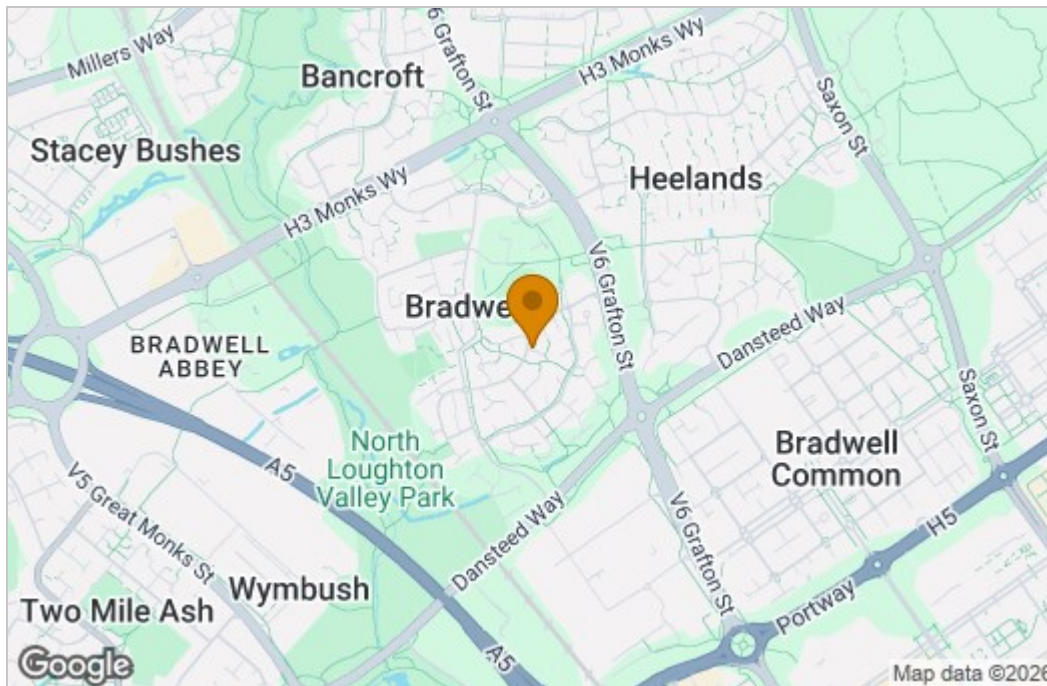
Single garage with hard standing driveway.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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