Cauldwell

PROPERTY SERVICES

17 Bodle Close, Milton Keynes, MK15 8AL

£319,995

Cauldwell are delighted to bring to the market this IMMACULATELY PRESENTED and BEAUTIFULLY REFURBISHED three bedroom semi-detached family home, pleasantly situated within a cul-de-sac in the sought-after Pennyland development of Milton Keynes, close to the picturesque Grand Union Canal.

The accommodation briefly comprises: entrance hall, spacious lounge and a superb quality refitted kitchen/diner providing an excellent space for both everyday family living and entertaining. To the first floor there is a landing, three well-proportioned bedrooms and a stylish refitted family bathroom.

Further benefits include gas to radiator central heating, driveway parking and, in our opinion, a particularly attractive rear garden offering a good degree of privacy.

Pennyland is a popular and established residential area conveniently positioned for a wide range of local amenities, schooling and leisure facilities. The Grand Union Canal is close by and provides attractive waterside walks and cycle routes, while nearby Willen Lake offers further recreational facilities and open green space. Central Milton Keynes is also within easy reach, providing extensive shopping, restaurants, entertainment and the mainline railway station with direct services to London Euston. Excellent road links are available via the A5 and M1, making the area well suited to commuters and families alike.

Early viewing is highly recommended.

ENTRANCE HALL
Front entrance door. Stairs to first floor. Understairs storage cupboard. Radiator. Door to living room and kitchen/dining room

KITCHEN/DINING ROOM 16'6" x 10'7" (5.04 x 3.25)
Re-fitted with a range of wall and base units with worksurfaces incorporating stainless steel sink drainer and mixer tap. Built in double oven and four ring hob with extractor hood. Built in fridge freezer, dishwasher and washer dryer.
Under unit lighting. Splash back tiling. Dual aspect double glazed window to front and side. Skimmed ceiling with inset lighting.

LIVING ROOM 16'6" x 12'6" (5.05 x 3.82)
Dual aspect room with double glazed French doors to rear. Double glazed window to side. Understairs storage cupboard. Skimmed ceiling.

FIRST FLOOR LANDING
Doors to upstairs rooms. Access to loft. Airing cupboard.

BEDROOM ONE 10'11" x 8'4" (3.33 x 2.55)
Four door fitted wardrobe. Double glazed window to side. Radiator.

BEDROOM TWO 10'5" x 10'3" (3.19 x 3.14)
Double glazed window to side. Radiator. Skimmed ceiling.

BEDROOM THREE 7'11" x 7'11" (2.42 x 2.42)
Double glazed window to side. Radiator. Skimmed ceiling.

BATHROOM
Three piece suite comprising shower bath with shower over, low level wc and wash hand basin with cupboard surround. Frosted double glazed window to side. Heated towel rail. Skimmed ceiling. Inset lighting. Extractor.

REAR GARDEN
Low maintenance garden laid mainly to artificial lawn with patio area. Wooden fence surround with gated access. Leading to driveway for one vehicle.

FRONT GARDEN
Laid to shingle. Gated access.

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.

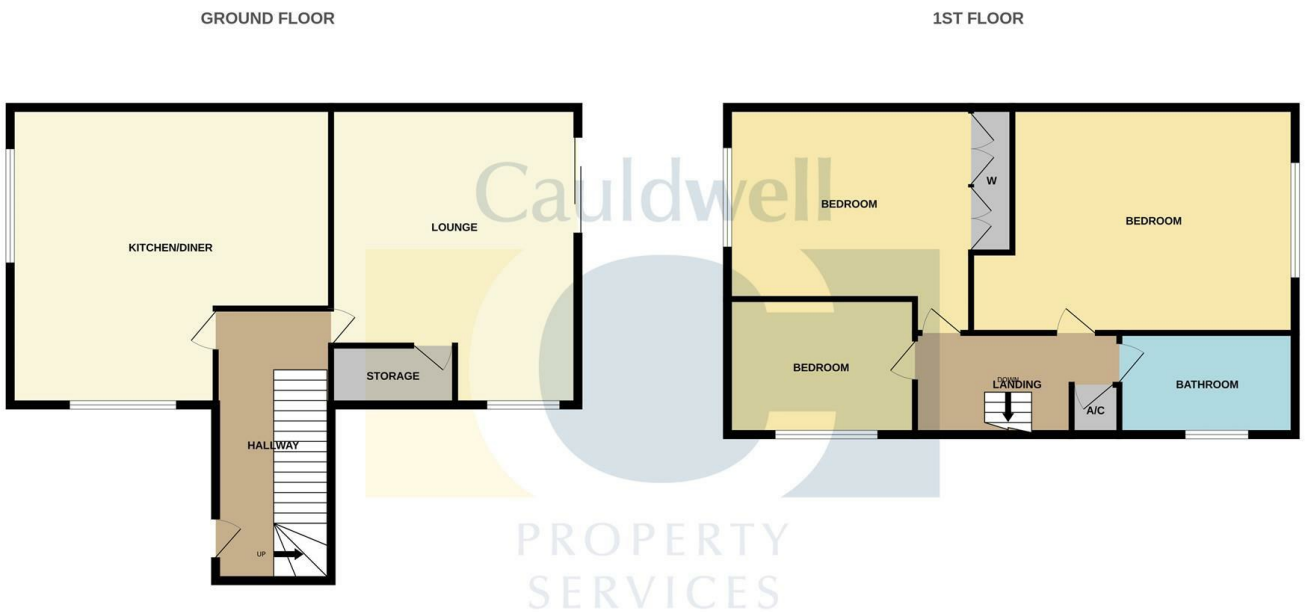
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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.

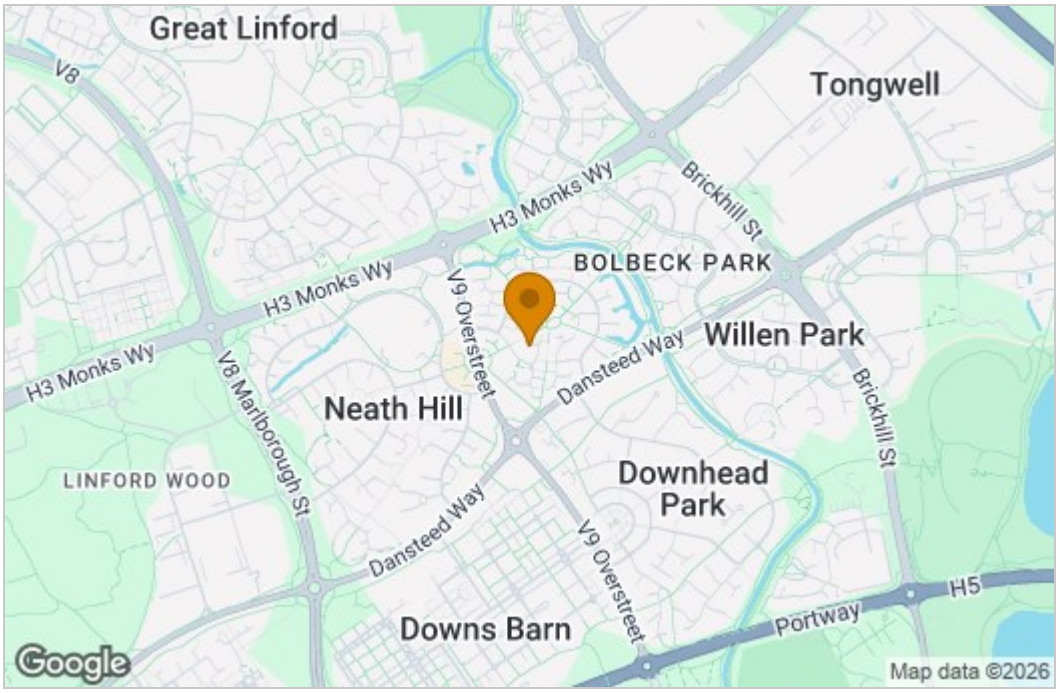
Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

Floor Plan

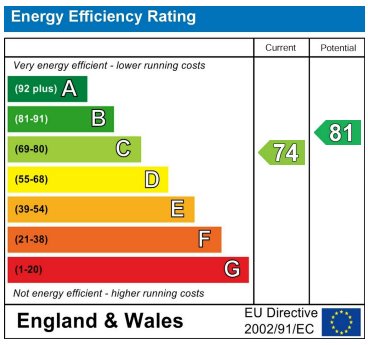


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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