Cauldwell

PROPERTY SERVICES

11 Willen Park Avenue., Milton Keynes, MK15 9HF

£725,000

CAULDWELL are pleased to offer for sale an imposing detached family home, pleasantly situated within the highly sought-after Willen Park area.

The property is approached via wrought iron gates, opening onto a sweeping driveway providing parking for several vehicles. Internally, the home offers exceptionally versatile accommodation arranged over two floors, including four well-proportioned reception rooms.

The ground floor comprises a welcoming entrance hall, a dual-aspect sitting room, games/snooker room, formal dining room, play room/family room, conservatory, bar area, kitchen/breakfast room and a separate utility room.

To the first floor, the principal bedroom benefits from a dressing room and a four-piece en-suite bathroom. There is also a guest bedroom with en-suite shower room, two further bedrooms and a family bathroom.

Willen Park is a well-established and highly regarded residential area of Milton Keynes, known for its attractive setting, generous plot sizes and quiet, leafy surroundings. The area features a mix of substantial detached homes and quality family housing, making it particularly popular with families and professionals.

ENTRANCE HALL
Entrance door. Radiator. Stairs to first floor galleried landing. Doors leading to cloakroom, kitchen/breakfast room and dining room. Tiled flooring. Storage cupboard. Door to living room.

CLOAKROOM
Two piece suite comprising low level wc and wash hand basin in vanity surround. Tiled splash backs. Ceramic tiled flooring. Frosted double glazed window to front.

KITCHEN/BREAKFAST ROOM 15'3" x 8'3" (4.67 x 2.54)
Leaded light double glazed window to rear. Fitted with a range of wall and base units with work surfaces incorporating brass circular sink units. Integrated double oven and hob with extractor, dishwasher and fridge freezer. Radiator. Tiled walls. Breakfast bar. Ceramic tiled flooring. Coving to ceiling. Door to utility room.

UTILITY ROOM
Leaded light double glazed window to rear. Radiator. Tiled flooring. Coving to ceiling. Base units with work surfaces and sink drainer unit. Plumbing for a washing machine and space for a fridge/freezer and tumble dryer, Ceramic tiled floor. Radiator. Doors leading to playroom and rear garden.

LIVING ROOM 19'7" x 15'5" (5.97 x 4.72)
Leaded light box bay double glazed window to front. Double glazed French doors to conservatory. Radiator. Gas fireplace with marble hearth and mantel over. Decorative wall frames. Coving to ceiling. Arch to dining room and snooker/games room.

LOUNGE 19'7" x 15'5" (5.97 x 4.72)
Leaded light box bay double glazed window to front. Parquet wooden flooring. Double glazed French doors to conservatory. Coving to ceiling. Open to bar area.

STUDY 7'3" x 6'11" (2.21 x 2.13)
Leaded light stained port hole window to side. Radiator. Parquet flooring. Coving to ceiling.

DINING ROOM 15'3" x 8'5" (4.67 x 2.57)
Leaded light double glazed window to rear. Radiator. Tiled flooring. Arch to lounge. Door to hall. Coving to ceiling.

CONSERVATORY 24'6" x 15'5" (7.49 x 4.72)
Brick and timber construction. Ceramic tiled flooring. Double glazed French doors to snooker/games room and patio doors to rear garden.

PLAY ROOM (FORMERLY DOUBLE GARAGE) 16'0" x 15'5" (4.88 x 4.70)
UPVC double glazed patio doors to front. Window to side. Two radiators.

FIRST FLOOR LANDING
Leaded light double glazed window to front. Coving to ceiling. Access to loft space. Airing cupboard.

BEDROOM ONE 15'5" x 12'2" (4.70 x 3.71)
Leaded light double glazed window to front. Coving to ceiling. Radiator. Arch to en suite. Door to nursery/dressing room.

ENSUITE
Four piece suite comprising low level wc, wash hand basin, bidet and jacuzzi bath with shower attachment. Coving to ceiling with inset spots. Radiator.

DRESSING ROOM / NURSERY 10'9" x 9'10" (3.28 x 3.00)
Leaded light double glazed window to front. Coving to ceiling. Radiator. Door to master bedroom.

BEDROOM TWO 14'9" x 14'6" (4.50 x 4.42)
Leaded light double glazed window to front. Radiator. Eaves storage. Coving to ceiling.

ENSUITE
Three piece suite comprising low level wc, wash hand basin and shower cubicle with power shower. Radiator. Extractor fan.

BEDROOM THREE 17'8" x 9'6" (5.41 x 2.90)
Leaded light double glazed window to rear. Radiator. Coving to ceiling. Step up to bed area.

BEDROOM FOUR 13'10" x 9'6" (4.22 x 2.90)
Leaded light double glazed window to rear. Radiator. Coving to ceiling.

FAMILY BATHROOM
Leaded light double glazed frosted window to rear. Three piece suite comprising low level wc, wash hand basin and corner bath. Radiator. Tiled walls.

FRONT GARDEN
Laid to shingle with flower and shrub bed borders. Access to garages and front door. Block paved gated in and out driveway providing parking for several vehicles.

REAR GARDEN
Mainly laid to lawn with patio and block paved areas with raised flower bed. Enclosed by panelled fencing. Gated side 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.

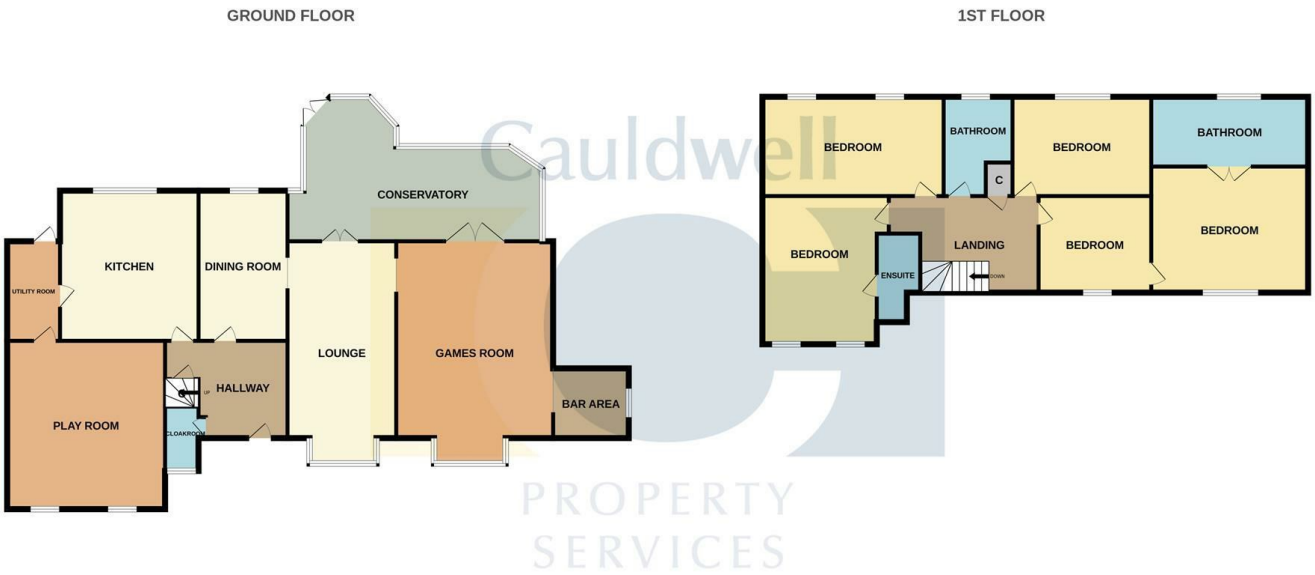
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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.

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.

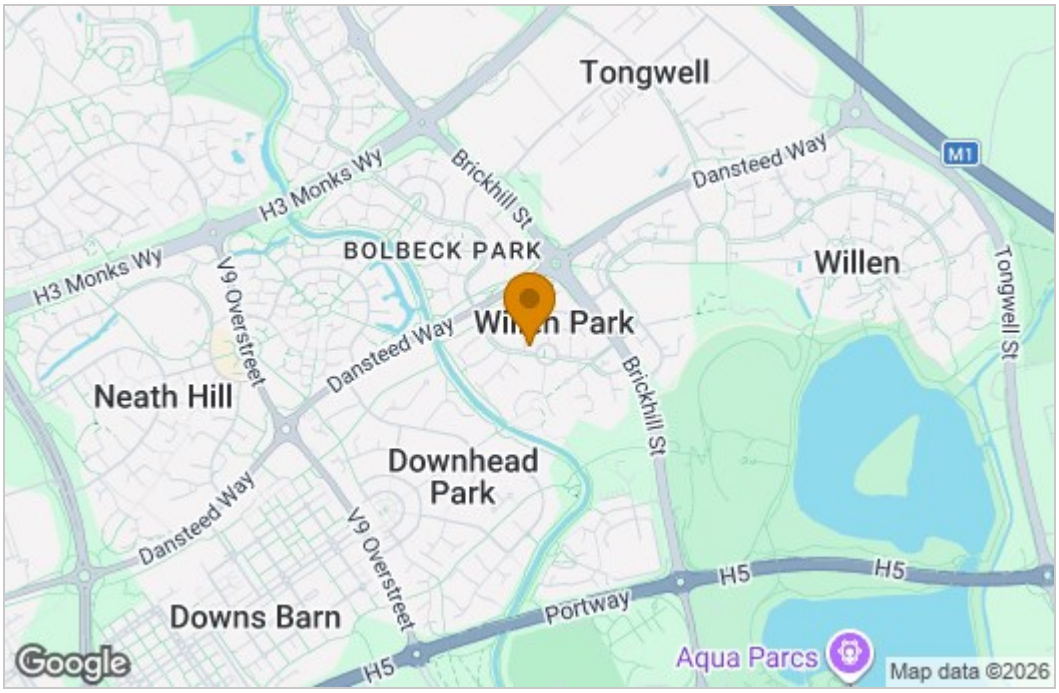
Floor Plan



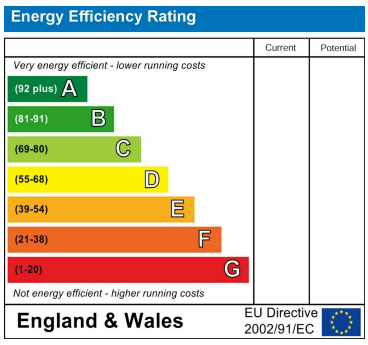
TOTAL FLOOR AREA : 2476sq.ft. (230.0 sq.m.) approx.

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.
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