Cauldwell

PROPERTY SERVICES

2 Simford Way, Milton Keynes, MK8 1DQ

£589,995

Cauldwell Property Services are delighted to offer for sale this very well-presented Five bedroom, three-storey detached family home, located in the highly sought-after area of Whitehouse. The property offers spacious and versatile accommodation throughout.

The ground floor comprises an inviting entrance hall, sitting room, separate dining room, and a well-appointed kitchen complete with built-in appliances, including an electric double oven, five-ring gas hob, fridge freezer and dishwasher. There is also a utility cloakroom with a built-in washing machine.

On the first floor, you will find the principal bedroom with en-suite, two further double bedrooms and a family bathroom. The second floor provides a generous guest bedroom with en-suite, alongside an additional double bedroom, making this an ideal home for larger families or those needing flexible space.

Externally, the property boasts an enclosed rear garden with gated access leading to the carport and an additional parking space. Further benefits include uPVC double glazing, gas radiator heating.

Situated within walking distance of highly regarded local schools and just a short drive to Central Milton Keynes and the mainline train station, this home combines tranquillity, convenience, and modern comfort —

ENTRANCE HALL
Front entrance door. Stairs to first floor. Understairs storage cupboard. Tiled flooring. Skimmed celling. Radiator. Door to living room, dining room, utility/cloakroom and kitchen/breakfast room.

UTILITY CLOAKROOM
Low level wc and wash hand basin. Wall and base units. Worksurface. Skimmed ceiling. Extractor. Concealed wall mounted boiler. Frosted double glazed window to rear. Tiled flooring. Radiator.

KITCHEN/BREAKFAST ROOM 11'0" x 11'4" (3.37 x 3.47)
Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer with mixer tap. Built in double oven, five ring gas hob and extractor hood. Built in dishwasher and fridge freezer. Tiled flooring. Double glazed window to rear and double glazed door to rear. Radiator. Skimmed ceiling with inset lighting. Under unit lighting.

LIVING ROOM 11'6" x 20'9" (3.52 x 6.34)
Double glazed French doors with windows either side to rear garden. Two double glazed windows to front. Skimmed ceiling.

DINING ROOM 11'1x 9'2 (3.38mx 2.79m)
Double glazed window to front and side aspect. Radiator.

FIRST FLOOR LANDING
Stairs to second floor. Double glazed window to rear and front. Doors to bedroom one, four and five. Radiator. Skimmed ceiling.

BEDROOM ONE 11'4" x 13'1" (3.46 x 4.00)
Double door mirror fronted built in wardrobe. Double glazed window to front and side. Radiator. Skimmed ceiling. Door to ensuite.

ENSUITE
Three piece suite comprising double tiled shower cubicle and wall mounted shower, low level wc and wash hand basin. Part tiled walls. Heated towel rail. Tiled flooring Skimmed ceiling with inset lighting. Frosted double glazed window to side.

BEDROOM FOUR 11'2" x 11'7" (3.42 x 3.55)
Double glazed window to side aspect. Radiator.

BATHROOM
Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Part tiled walls. Heated towel rail. Skimmed ceiling with inset lighting. Extractor. Frosted double glazed window to side.

BEDROOM FIVE 11'10" x 9'4" (3.62 x 2.85)
Skimmed ceiling. Two double glazed windows to front aspect. Radiator.

SECOND FLOOR LANDING
Doors to bedrooms two and three. Double glazed sky light to rear. Airing cupboard housing water tank. Radiator.

BEDROOM TWO 14'11" x 10'10" (4.55 x 3.31)
Double glazed window to front aspect. Access to loft space. Skimmed ceiling. Double panelled radiator. Five door wardrobe. Door to ensuite.

ENSUITE
Three piece suite comprising shower cubicle, low level wc and wash hand basin. Heated towel rail. Tiled flooring. Part tiled walls. Double glazed sky light to rear. Skimmed ceiling. Inset lighting. Extractor.

BEDROOM THREE 11'9" x 17'0" (3.60 x 5.20)
Restricted head height.
Double glazed window to front and double glazed sky light to rear. Two radiators. Skimmed ceiling.

REAR GARDEN
Enclosed and laid mainly to lawn with patio area, wooden fence and brick surround. Gated access. Car port and further parking.

FRONT GARDEN
Laid to shingle. Path to front door with storm porch over.

ESTATE FEES
The homeowner informs us that there is an annual estate charge for the property of £130, payable to the management company for the upkeep of the area.

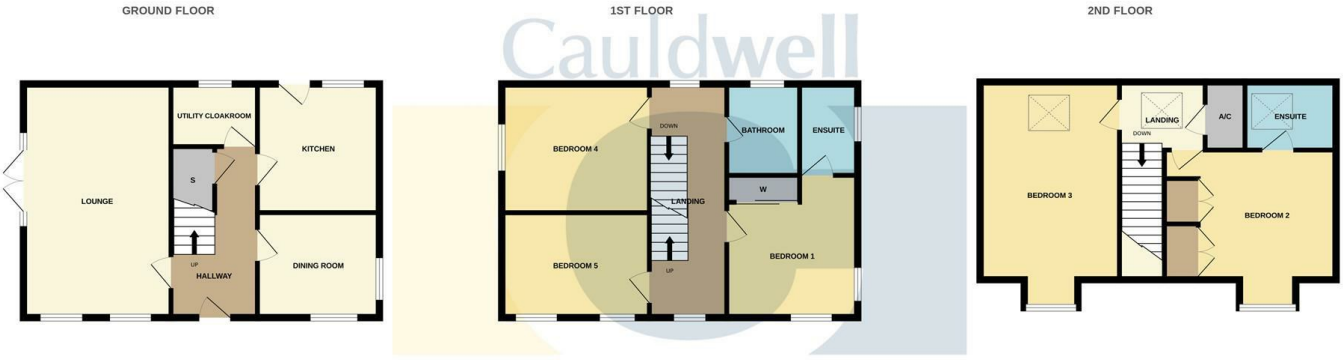
All measurements are approximate.
The area measurements are taken from the government EPC register.
The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have 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.

Floor Plan



TOTAL FLOOR AREA : 1066sq.ft. (99.0 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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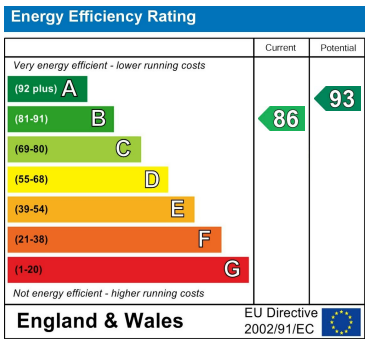
Area Map

Energy Efficiency Graph



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