



# Cauldwell

PROPERTY SERVICES



## 21 William Smith Close, Milton Keynes, MK15 0AN

### £325,000

Situated within the highly desirable Woolstone development, this well-presented two-bedroom semi-detached home offers versatile living accommodation and is ideally positioned just a short walk from Central Milton Keynes and the mainline train station — perfect for commuters and those seeking modern convenience.

Offered to the market with no onward chain, the property features a modern fitted kitchen to the front, a spacious open-plan living and dining room, and the added benefit of a garage conversion, now providing a useful family room or home office — ideal for those who work from home or require additional living space.

Upstairs, there are two well-proportioned bedrooms, both with built-in wardrobe recesses, along with a refitted contemporary shower room finished to a high standard.

Externally, the home enjoys off-road driveway parking and a nicely sized rear garden, offering a private outdoor space for relaxing or entertaining.

Located in one of Milton Keynes' most sought-after areas, this property provides the perfect balance of comfort, convenience, and flexibility — making it an ideal first home, investment, or downsizing opportunity.

Energy rating D. Council tax band C.

## **ENTRANCE HALL**

Double glazed door to front with double glazed window to side. Stairs to first floor landing. Two radiators. Internet point.

## **CLOAKROOM**

Two piece suite comprising close coupled wc and wash hand basin.

## **KITCHEN 9'9" x 5'10" (2.98 x 1.79)**

Two double glazed windows to front. Fitted wall and base units with worksurfaces incorporating sink drainer unit. Electric oven and grill with four ring gas hob and extractor fan over. Integral fridge freezer. Plumbing for washing machine Tiled walls.

## **LIVING/DINING ROOM 20'9" x 12'3" (6.33 x 3.75)**

Double glazed windows and French doors to rear. Radiator. Television point. Electric fireplace. Under stairs storage cupboard.

## **OFFICE/FAMILY ROOM 16'7" x 7'6" (5.06 x 2.31)**

Double glazed window to rear. Radiator. Wall lights.

## **FIRST FLOOR LANDING**

Stairs from entrance hall. Double glazed obscure window to side. Access to loft space. Radiator. Airing cupboard housing combination boiler.

## **BEDROOM ONE 12'4" x 8'6" (3.76 x 2.61)**

Two double glazed windows to rear. Radiator. Wardrobe recess space.

## **BEDROOM TWO 10'0" x 6'5" (3.05 x 1.96)**

Two double glazed windows to front. Radiator. Wardrobe recess space.

## **BATHROOM**

Double glazed obscure window to front. Three piece suite comprising double shower cubicle with mains shower, wash hand basin in vanity surround and close coupled wc. Wall mounted cabinet. Heated towel rail. Tiled walls and flooring.

## **OUTSIDE**

Block paved driveway parking to side with additional block paved frontage.

## **GARAGE**

Up and over door to front. Storage use only.

## **REAR GARDEN**

Laid to lawn with rear width block paved patio area extending to side. Raised flower beds and steps. Mature flower beds and border. Aluminum shed.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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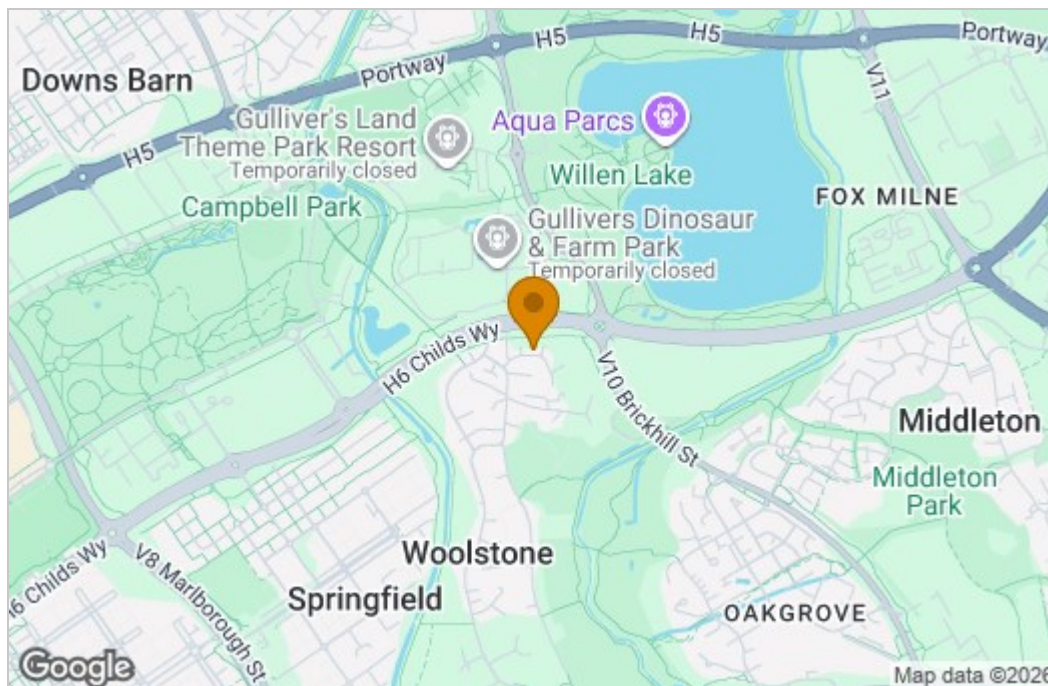
## Floor Plan




TOTAL FLOOR AREA : 840sq.ft. (78.0 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

Energy Efficiency Rating		
	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p><b>65</b></p>	<p><b>76</b></p>
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p> 

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