Cauldwell

PROPERTY SERVICES

19 Simford Way, Milton Keynes, MK8 1DQ

£439,995

Set within the highly sought-after Whitehouse Park development, this impressive three-storey family home combines generous living space with modern upgrades and contemporary styling. The current owners have thoughtfully enhanced and personalised the property, making it a truly stand-out home in one of Milton Keynes' most desirable locations.

On the ground floor, the welcoming entrance hall leads to a clever utility cloakroom, before opening into a stunning open-plan kitchen, dining, and family living space – the heart of the home, designed for both everyday living and entertaining.

The first floor offers a versatile layout, featuring a second living room, a spacious landing, a modern fitted bathroom, and the third bedroom.

On the top floor, a dedicated main bedroom suite boasts built-in storage and a stylish en-suite shower room. Bedrooms two and four are also located on this floor, offering ideal accommodation for families or guests.

Outside, the property benefits from an enclosed rear garden with off-road parking for two/three vehicles.

ENTRANCE HALL
Stairs to first floor. Radiator. Tiled flooring. Storage cupboard. Door to kitchen/family dining room. Door to utility cloakroom. Built in soft close cupboard. Double panelled radiator.

UTILITY CLOAKROOM
Wall and base units. Worksurface. Built in washing machine. Concealed wall mounted boiler. Frosted double glazed window to front. Radiator. Two piece suite comprising low level wc and wash hand basin. Part
tiled walls. Tiled flooring Skimmed ceiling. Extractor.

KITCHEN/FAMILY/DINING ROOM 21'7" x 16'11" max (6.59 x 5.17 max)
Fitted with a range of soft close wall and base units with worksurfaces incorporating one and half sink drainer. Built in double oven, four ring hob dishwasher, fridge freezer and extractor hood. Breakfast bar. Tiled flooring. Under unit lighting. Skimmed ceiling. Inset lighting. Tiled flooring; Understairs storage cupboard.

DINING AREA
Double glazed French doors and windows to either side to rear. Two double panelled radiators. Tiled flooring. Skimmed ceiling.

FIRST FLOOR LANDING
Stairs to second floor. Radiator. Double glazed window to front. Door to living room, bathroom and second bedroom.

BEDROOM TWO 10'2" x 9'2" (3.10 x 2.81)
Double glazed window to front. Radiator. Skimmed ceiling.

LIVING ROOM 12'9" x 16'11" (3.90 x 5.17)
Double glazed French doors and windows to either side to Juliette balcony. Two radiators. Skimmed ceiling.

BATHROOM
Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Part tiled walls. Tiled flooring. Heated towel rail. Skimmed ceiling with inset lighting Extractor.

SECOND FLOOR LANDING
Doors to bedroom one, three and four. Store cupboard. Access to loft space.

BEDROOM ONE 10'2" x 14'8" (3.1 x 4.49)
Two double glazed windows to front. Double panelled radiator. Double door built in cupboard. Skimmed ceiling. Door to ensuite.

ENSUITE
Three piece suite comprising tiled shower cubicle with wall mounted shower,. low level wc and wash hand basin. Part tiled walls. Tiled flooring. Skimmed ceiing with inset lighting. Shaver point. Extractor.

BEDROOM THREE 9'11" x 9'7" (3.03 x 2.94)
Built in wardrobe Double glazed window to rear. Radiator. Skimmed ceiling.

BEDROOM FOUR 8'11" x 6'9" (2.73 x 2.07)
Fitted bedroom furniture including wardrobe and desk. Double glazed window to rear. Radiator. Skimmed ceiling.

REAR GARDEN
Enclosed and laid mainly to lawn with patio area. Wooden fence surround. Gated rear access. Outside tap and lighting. Allocated parking for three vehicles.

FRONT GARDEN
Miniature fence surround with flower beds and visitor parking.

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.

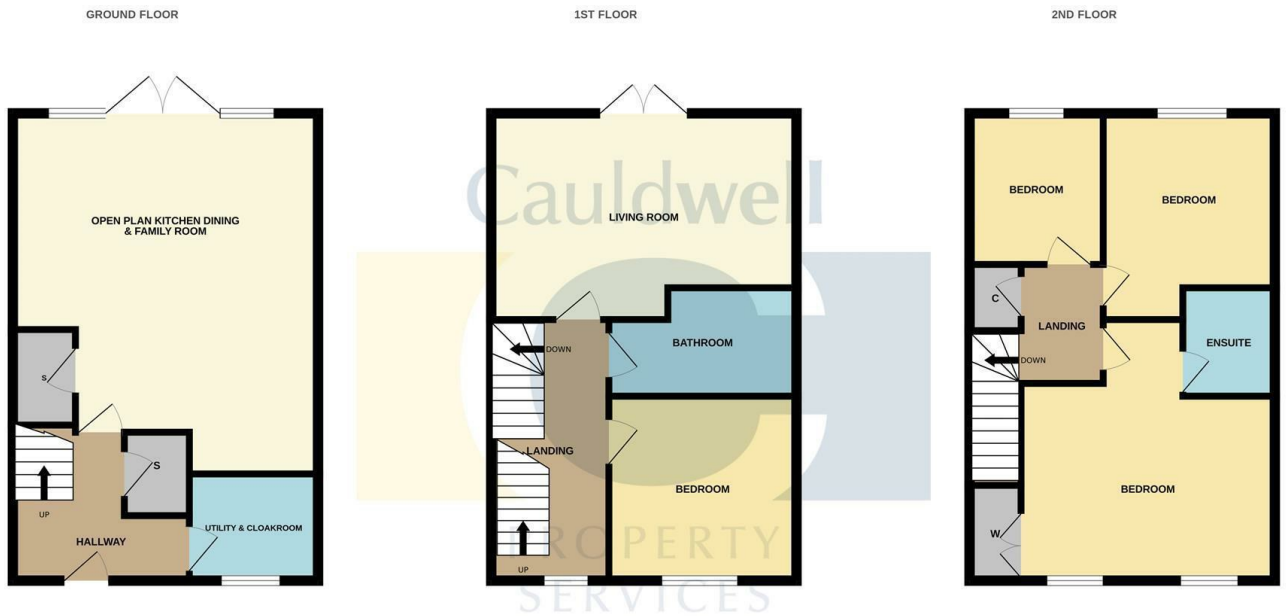
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

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.

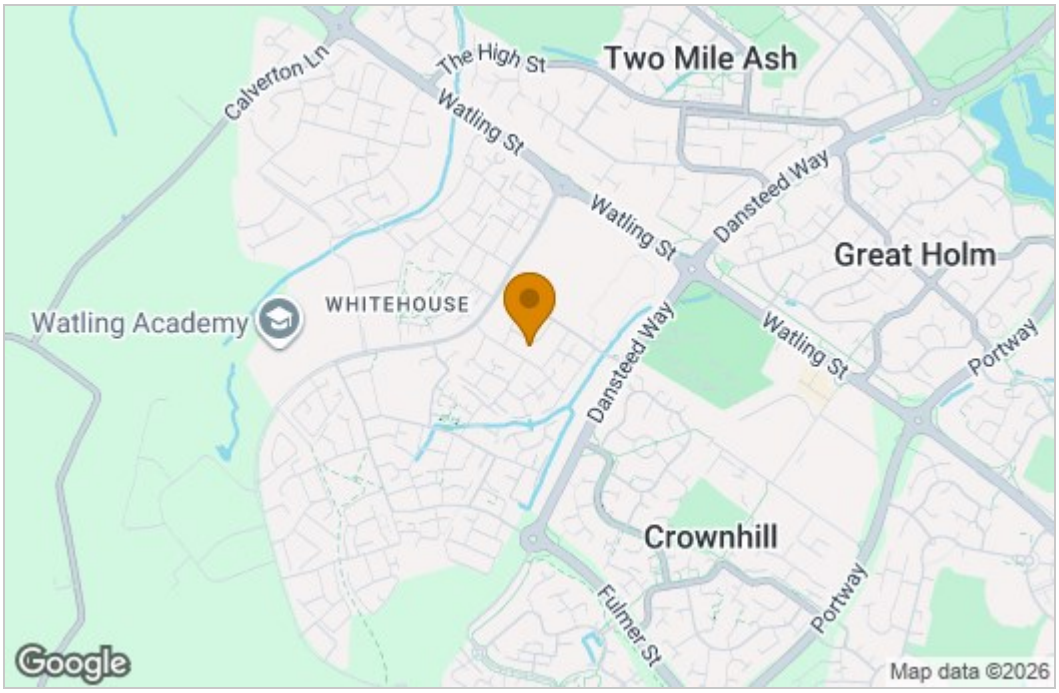
Floor Plan



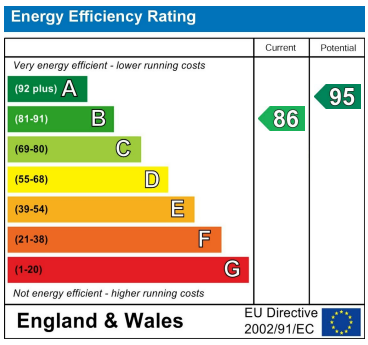
TOTAL FLOOR AREA : 15062sq.ft. (1399.3 sq.m.) approx.

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 ©2025

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