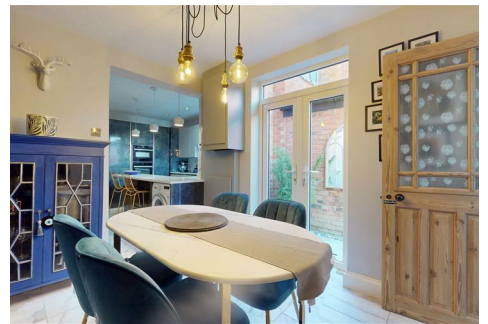




Cauldwell

PROPERTY SERVICES



41 Peel Road, Milton Keynes, MK12 5AX

£349,995

CAULDWELL are delighted to offer for sale this stunning three-bedroom Edwardian terrace home, situated within the highly sought-after location of Wolverton, Milton Keynes.

Beautifully and thoughtfully renovated by the current homeowners, this exceptional property seamlessly blends character features with high-quality modern finishes throughout.

The accommodation briefly comprises: entrance hall, elegant living room featuring a charming fireplace, a separate dining room with access to the rear garden, a stunning refitted kitchen/breakfast room complete with integrated appliances and a contemporary finish and a stylish refitted four-piece family bathroom.—perfect for modern living.

On the first floor, there are three generous double bedrooms and a convenient two-piece cloakroom.

Outside, the property boasts a beautifully presented rear garden, ideal for relaxing or entertaining, along with the added benefit of driveway parking to the rear. There is also a front garden enhancing the property's kerb appeal.

ENTRANCE HALL

Stairs to first floor. Feature radiator. Hardwood flooring. Door to kitchen and living room. Window to front.

LIVING ROOM 12'10" x 10'3" (3.92 x 3.13)

Double glazed bay window to front. Original wood flooring Cast iron fireplace and surround. Radiator.

KITCHEN 12'4" x 10'7" (3.77 x 3.25)

Re-fitted with a range of soft close wall and base units with Quartz work surfaces incorporating one and half bowl sink drainer. Built in oven, microwave, fridge freezer and dishwasher. Breakfast bar. Double glazed window to rear. Skimmed ceiling. Understairs storage cupboards. Opening to dining room. Splash back tiling. Feature radiator. Tiled flooring.

DINING ROOM 9'10" x 7'4" (3.02 x 2.26)

Double glazed French doors leading to rear garden. Tiled flooring. Skimmed ceiling. Fireplace. Door to bathroom.

BATHROOM

Re-fitted four piece suite comprising tiled shower cubicle with wall mounted shower, bath with central mixer, low level wc and wash hand basin. Tiled flooring Double glazed sky light to rear.

FIRST FLOOR LANDING

Doors to all rooms. Access to part boarded loft with pull down ladder.

SEPARATE WC

Two piece suite comprising saniflow wc and wash hand basin.

BEDROOM ONE 13'7" x 10'7" (4.16 x 3.25)

Double glazed window to front. Radiator. Coving to skimmed ceiling.

BEDROOM TWO 12'4" x 8'4" (3.76 x 2.55)

Double glazed window to rear. Radiator. Skimmed ceiling.

BEDROOM THREE 9'11" x 8'0" (3.03 x 2.45)

Double glazed window to rear. Radiator. Skimmed ceiling

REAR GARDEN

Enclosed rear garden, laid mainly to tiles. Brick and wooden fence surround. Outside power and tap. Gated rear access. Summer house with power and light. Driveway to rear.

FRONT GARDEN

Walled garden laid to slate. Path to front door.

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.

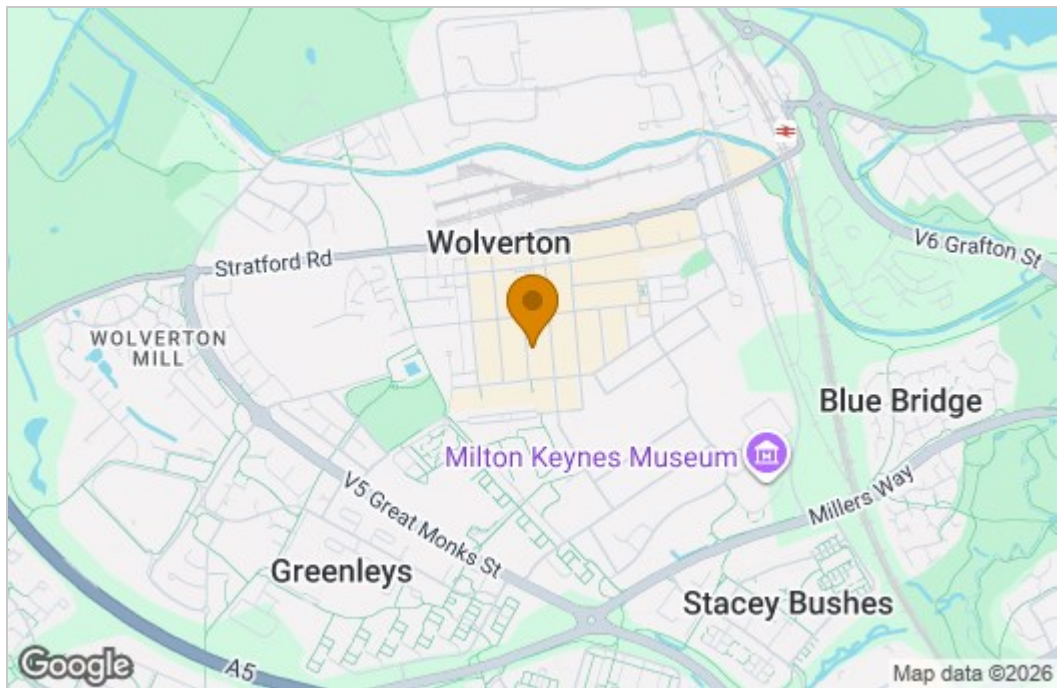
Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

Floor Plan



TOTAL FLOOR AREA : 797sq.ft. (74.0 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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