

Cauldwell

PROPERTY SERVICES



14 Sharman Walk, Milton Keynes, MK13 9EE

Offers Over £262,500

Set opposite a green and small woodland, this beautifully presented two-bedroom staggered terraced home enjoys a peaceful outlook while being just a five-minute drive from Milton Keynes Main Line train station and the city centre. Perfect for first-time buyers, professionals, or downsizers, this impressive property offers stylish and comfortable living in a highly convenient location.

Inside, the home features two double bedrooms on the top floor, complemented by a modernised fitted bathroom.

On the ground floor, a spacious living room sits to the front, providing a welcoming and light-filled space. This flows through to the kitchen/dining room across the rear of the property — ideal for everyday living and entertaining alike.

Outside, the property continues to impress with a neat front garden, a well-presented rear garden, and driveway parking immediately behind.

This delightful home combines modern comfort, attractive presentation, and a fantastic location — offering the perfect balance between tranquillity and accessibility.

Energy rating: C
Council tax band: B

LIVING ROOM 15'10" x 12'4" (4.84 x 3.77)

Double glazed window to front and double glazed door to front. Radiator. Television and fibre internet point. Stairs to first floor landing with understairs storage cupboard. Glass inset door to dining room.

KITCHEN./DINING ROOM 12'3" x 8'10" (3.75 x 2.71)

Double glazed windows and door to rear. Fitted with a range of wall and base units with work surface incorporating one and half bowl sink drainer and mixer tap. Electric oven and gas hob with extractor hood over. Space for fridge freezer and plumbing for washing machine. Wall mounted boiler. Radiator.

FIRST FLOOR LANDING

Stairs from living room. Access to part boarded loft space.

BEDROOM ONE 12'5" x 8'10" (3.81 x 2.71)

Double glazed window to front. Radiator.

BEDROOM TWO 10'5" x 7'4" (3.18 x 2.25)

Double glazed window to rear. Radiator.

BATHROOM

Three piece suite comprising bath with electric shower, wash hand basin and close coupled wc. Extractor fan. Radiator. LED lighting. Part tiled walls. Over stairs storage cupboard.

FRONT GARDEN

Mainly laid to shingle with stepping stone pathway to entrance.

REAR GARDEN

Laid to lawn with patio area. Flower beds and small trees. Timber shed. Outside tap. Gated access to rear parking.

OFF ROAD PARKING

For one large or two small cars.

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.

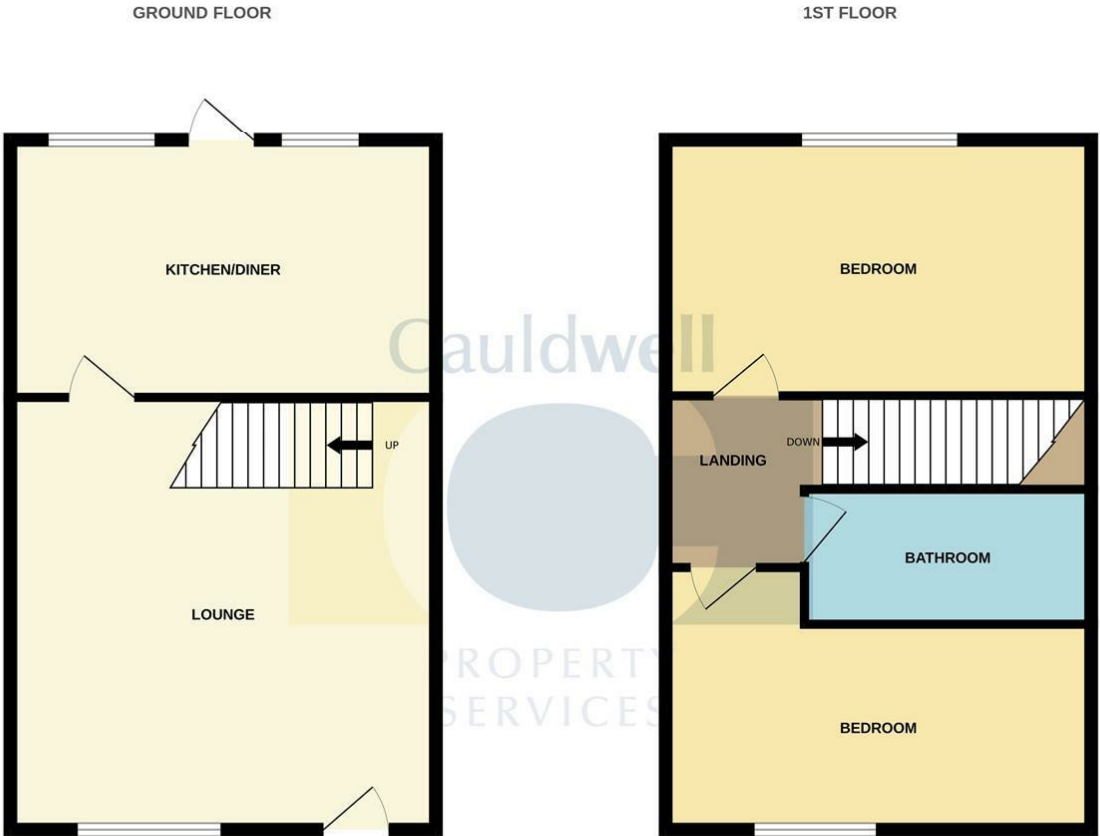
The above details have been submitted to our

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.

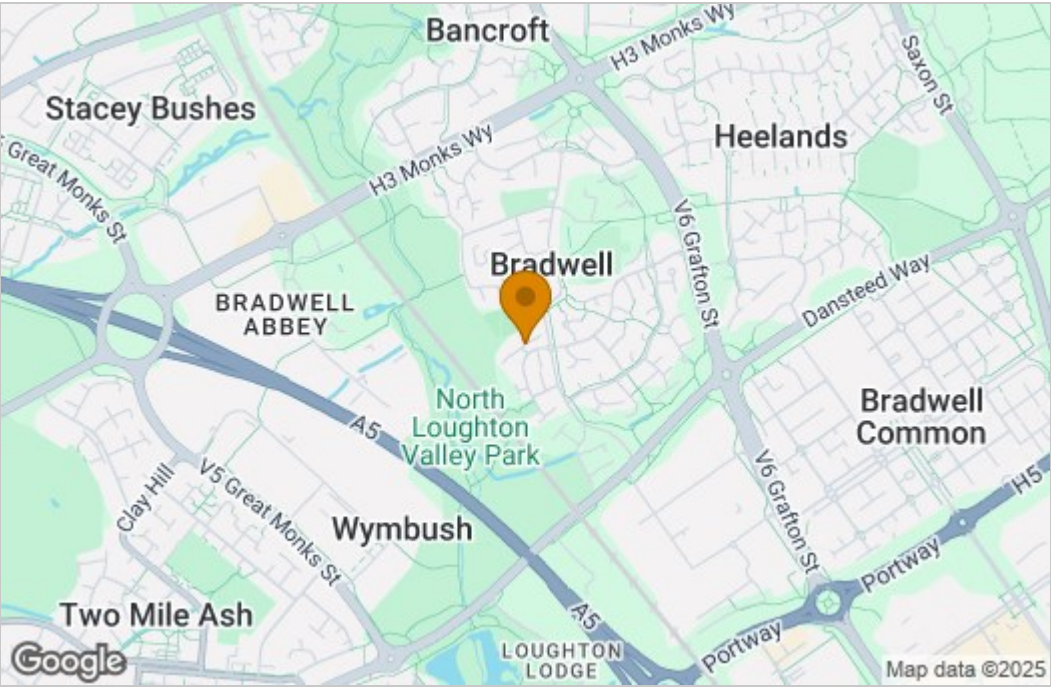
Floor Plan



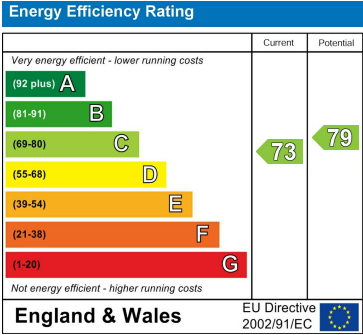
TOTAL FLOOR AREA : 602sq.ft. (55.9 sq.m.) approx.

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.