

Cauldwell

PROPERTY SERVICES



18 Badgers Oak, Kents Hill, MK7 6HS

£349,995

Nestled in the sought-after neighbourhood of Badgers Oak, Kent's Hill area in Milton Keynes, this inviting three-bedroom link-detached house offers comfortable modern living in a prime location. Offered with no onward chain, the property showcases a stylishly refitted kitchen, a generously proportioned living and dining room, and three first-floor bedrooms. The family bathroom comes tastefully fitted, providing a practical yet cozy space for relaxation.

Outside, the home benefits from a private garage with driveway parking and a good-sized rear garden—a rare find in this area, ideal for families and outdoor entertaining. Located within easy walking distance to reputable local schools and shops, the property also offers quick access to the Kingston Shopping Retail Park, Central Milton Keynes, and the mainline train station, making it perfect for commuters and families alike. This home blends convenience with charm and is ready to welcome its new owners.

Council tax band: C

Energy rating: D

ENTRANCE HALL

Double glazed door to front. Radiator. Hardwood flooring. Stairs to first floor landing.

KITCHEN 10'4" x 8'5" (3.17 x 2.57)

A modern fitted kitchen comprising wall and base units with worksurfaces. Stainless steel sink drainer and mixer tap. Electric oven, four ring gas hob and extractor hood. Plumbing for washing machine and dishwasher. Space for fridge freezer. Radiator. Tiled flooring. Double glazed window to front.

LIVING ROOM/DINING ROOM 14'7" x 13'9" (4.47 x 4.21)

Double glazed window to rear. Double glazed French doors to rear. Two radiators. Understairs storage cupboard. Television point. Solid wood flooring.

FIRST FLOOR LANDING

Stairs from entrance hall. Access to loft space. Storage cupboard housing combination boiler.

BEDROOM ONE 12'6" x 8'2" (3.83 x 2.51)

Double glazed window to front. Radiator.

BEDROOM TWO 11'8" x 8'2" (3.56 x 2.50)

Double glazed window to rear. Radiator. Built in double wardrobe.

BEDROOM THREE 7'9" x 6'2" (2.38 x 1.90)

Double glazed window to rear. Radiator.

BATHROOM

Double glazed obscure window to front. Three piece suite comprising bath with mixer tap and shower over, wash hand basin and close coupled wc. Wall mounted cabinet. Electric shaver point. Radiator.

FRONT GARDEN

Small shingle bed area. Timber porch leading to front door. Hardstanding driveway to side leading to garage.

GARAGE 17'2" x 8'5" (5.25 x 2.57)

Up and over door to front. Power and light. Double glazed personal door to garden.

REAR GARDEN

Laid mainly to lawn with rear width patio area.

All measurements are approximate. 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

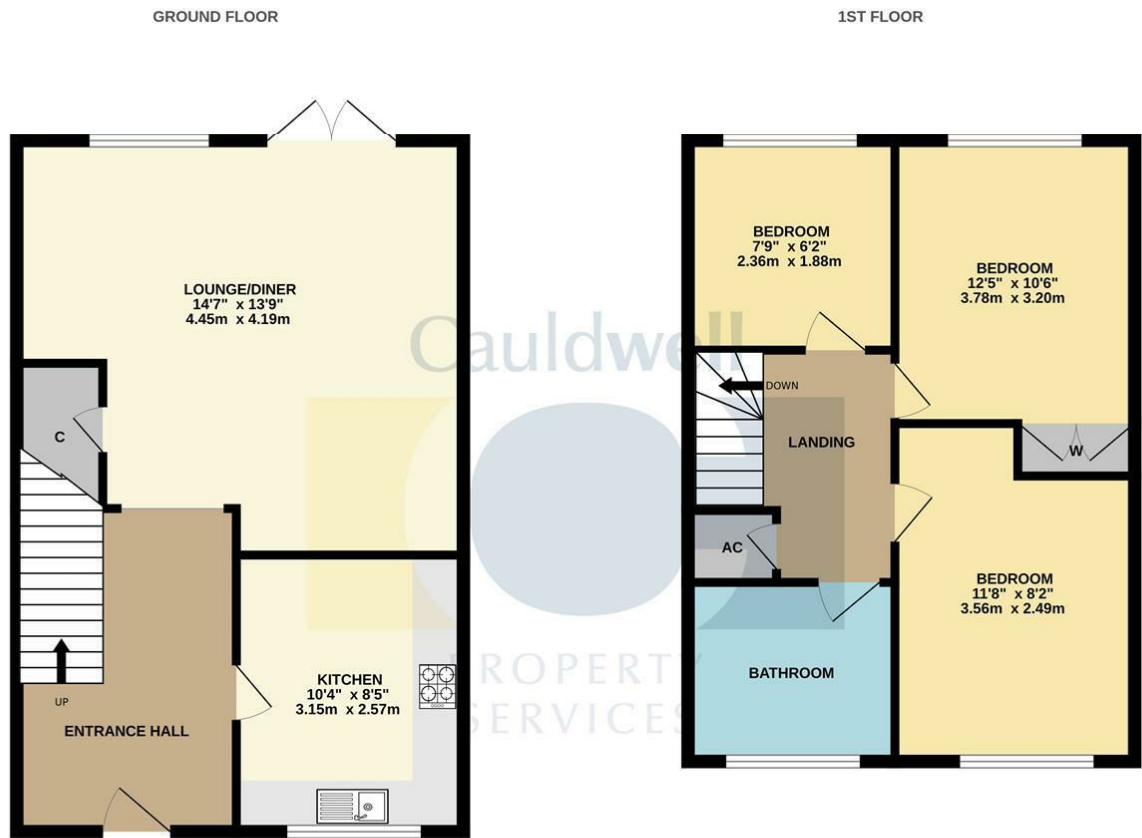
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Floor Plan

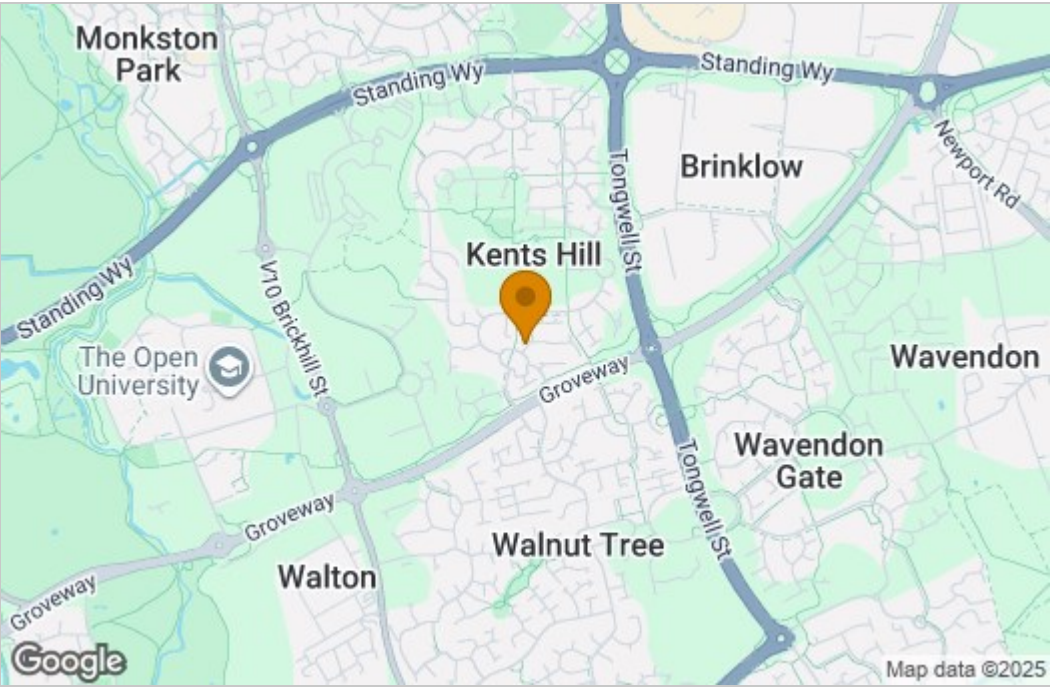


TOTAL FLOOR AREA : 721sq.ft. (67.0 sq.m.) approx.

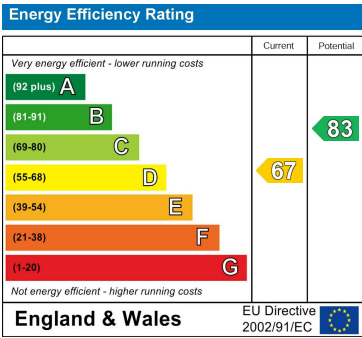
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Area Map



Energy Efficiency Graph



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