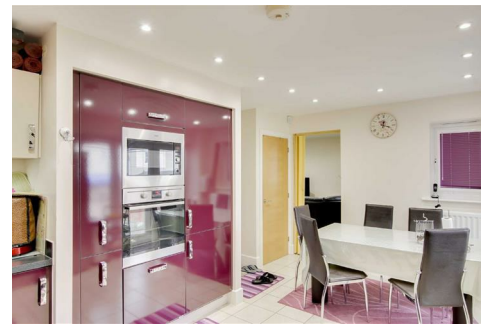




Cauldwell

PROPERTY SERVICES



22 Hill Pastures, Milton Keynes, MK14 5FW **£424,995**

Four-Bedroom Detached Home in Red House Park, Milton Keynes

Located in the sought-after area of Redhouse Park, this spacious four-bedroom detached home offers a perfect blend of modern living and convenience. The ground floor features an inviting entrance hall, a downstairs cloakroom, a versatile study, a generous living room, and a well-appointed kitchen dining room that flows onto the rear garden, ideal for entertaining. Upstairs, there are four well-proportioned bedrooms, including a principle with an en-suite, plus a stylish family bathroom. Externally, the property benefits from a carport to the rear and a rear garden laid to a low maintenance artificial lawn, providing a great space for relaxation.

Energy rating: C
Council tax band: E

ENTRANCE HALL

Front entrance door. Stairs to first floor. Skimmed ceiling with spot lights. Radiator. Frosted double glazed window to front. Door to living room and kitchen/diner. Door to study.

STUDY 9'1" x 6'5" (2.79 x 1.98)



Double glazed window to front. Radiator. Skimmed ceiling with spot lights.

UTILITY CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Radiator. Part tiled walls. Tiled flooring. Frosted double glazed window to side. Plumbing for washing machine. Wall and base units with roll top worksurface. Radiator .

KITCHEN/DINER 15'8" x 11'1" (4.78 x 3.40)



Fitted with a range of wall and base units with roll top worksurfaces incorporating one and half bowl sink drainer unit. Built in stainless steel oven, microwave, four ring gas hob and extractor hood. Under unit lighting. Tiled flooring. Built in fridge freezer. Space for American style fridge freezer and built in dishwasher. Double glazed bi-folding door to rear. Double glazed window to side. Radiator. Skimmed ceiling with spot lights. Tiled flooring. Understairs storage cupboard. Door to living room.

LIVING ROOM 16'9" x 10'7" (5.11 x 3.25)



Double glazed bay window to front. Double glazed French doors to rear with double glazed windows either side. Two radiators. Skimmed ceiling with spot lights.

FIRST FLOOR LANDING

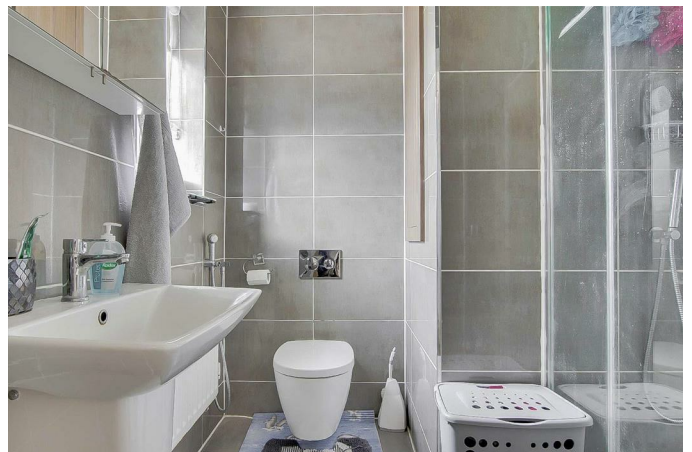
Doors to all rooms. Loft access. Radiator.

BEDROOM ONE 13'1" x 8'5" (4.01 x 2.59)



Double glazed window to front. Radiator. Double door built in wardrobe. Skimmed ceiling. Door to ensuite.

ENSUITE



Three piece suite comprising low level wc, wash

hand basin and tiled shower cubicle with shower. Radiator. Frosted double glazed window to front. Tiled walls. Tiled flooring. Skimmed ceiling with spot lights. Extractor. Built in cupboard.

BEDROOM TWO 11'1" x 8'5" (3.40 x 2.59)



Double glazed window to rear. Radiator. Skimmed ceiling.

BEDROOM THREE 10'11" x 8'7" (3.35 x 2.64)



Double glazed window to front. Radiator. Door recess area.

BEDROOM FOUR 7'3" x 7'6" (2.21 x 2.31)

Double glazed window to rear. Radiator.

BATHROOM



Three piece suite comprising low level wc, wash hand basin and panelled bath with shower over.

REAR GARDEN

Enclosed rear garden, mainly laid to lawn with patio area. Gated side access. Brick and wooden fence surround.

CAR PORT

Parking for two vehicles.

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 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.

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We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your

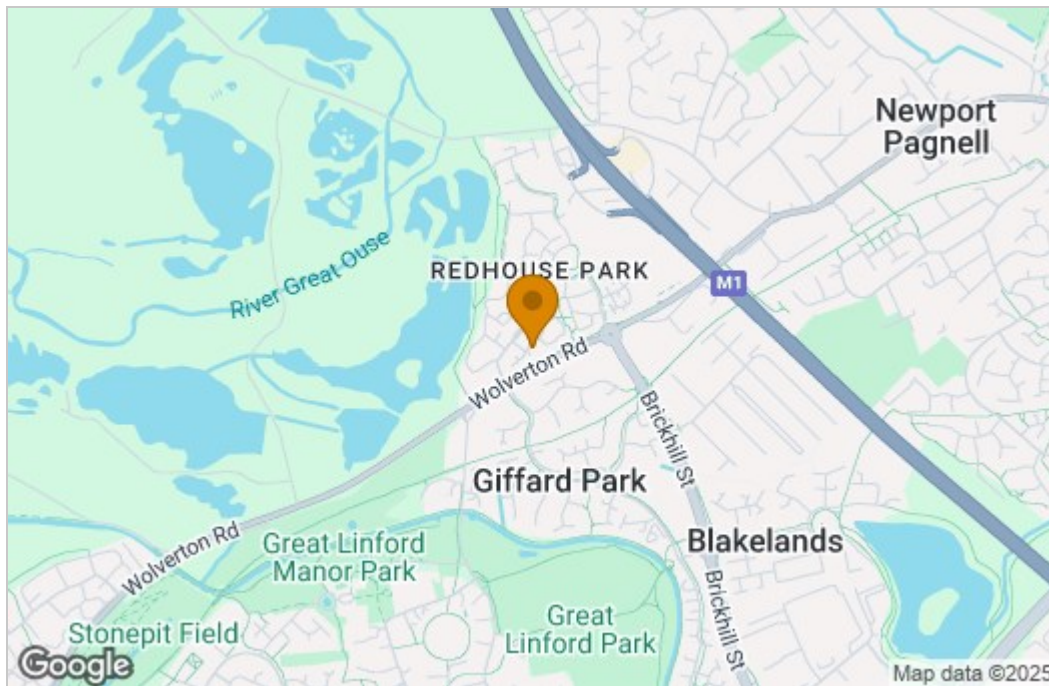
decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

Floor Plan

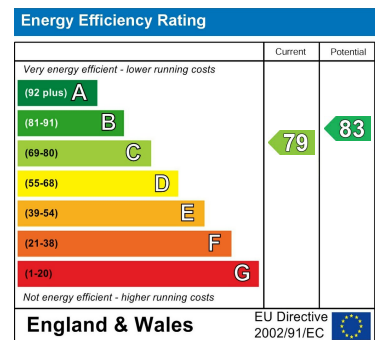


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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