



# Cauldwell

PROPERTY SERVICES



## 14 Hobart Crescent, Milton Keynes, MK15 9HH

### £375,000

Nestled at the end of a peaceful cul-de-sac and enjoying stunning views over the Grand Union Canal, this unique upside-down home offers a rare opportunity to enjoy tranquil surroundings just moments from the heart of Milton Keynes. Ideally positioned in sought-after Willan Park, the property is within easy walking distance of the picturesque Willan Lake, Central Milton Keynes, and the mainline train station—perfect for both relaxation and commuting.

This thoughtfully designed home features three well-proportioned bedrooms and a family bathroom on the ground floor, accessed via a welcoming entrance hall. Upstairs, the layout takes full advantage of the scenic location, with a bright and spacious dual-aspect living room and a separate dual-aspect kitchen-dining room, both offering delightful views across the canal.

Outside, the property boasts a generous rear garden, a neat front garden, and convenient driveway parking. Offered to the market with no onward chain, this home is ideal for buyers seeking charm, convenience, and character in a desirable location.

Council tax band: C  
Energy rating: D



## **ENTRANCE HALL**

Doors leading to bedrooms one, two and three. Door to wet room and rear garden. Storage cupboard.

## **BEDROOM ONE 10'8" x 8'8" (3.25 x 2.64)**

Double glazed window to rear. Radiator.

## **BATHROOM**

Double glazed window to front. Three piece suite comprising low level wc, wash hand basin and shower. Tiled. Extractor fan. Radiator.

## **BEDROOM TWO 10'0" x 9'5" (3.05 x 2.87)**

Double glazed window to rear. Radiator.

## **BEDROOM THREE 7'5" x 6'7" (2.26 x 2.01)**

Double glazed window to front. Radiator.

## **FIRST FLOOR LANDING**

Double glazed window to rear. Doors leading to kitchen/diner and living room.

## **LIVING ROOM 17'6" x 14'3" (5.33 x 4.34)**

Two double glazed windows to rear. Double glazed window and door to balcony. Open fireplace. Television point. Telephone point. Two radiators.

## **BALCONY**

Open views towards the Grand Union Canal.

## **KITCHEN/DINER 7'6" x 9'0" (2.29 x 2.74)**

Double glazed window to front and rear. Fitted with a range of wall and base units with stainless steel sink drainer unit. Space for electric cooker and space for fridge freezer. Splash back tiling. Plumbing for washing machine. Access to loft. Radiator.

## **REAR GARDEN**

An attractive and enclosed rear garden with gated side access.

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.

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## **5. Anti Money Laundering Verification checks**

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

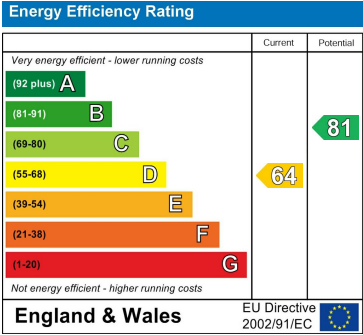


TOTAL FLOOR AREA : 850sq.ft. (79.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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



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