



Cauldwell

PROPERTY SERVICES



30 Holyhead Crescent, Milton Keynes, MK4 3AN

£365,000

CAULDWELL are delighted to offer for sale this well-presented three-bedroom semi-detached home, situated in the highly sought-after area of Tattenhoe, Milton Keynes — available with no upper chain.

The accommodation comprises a welcoming entrance hall, downstairs cloakroom, a spacious living room, and a well-appointed kitchen/dining room, ideal for family meals and entertaining.

To the first floor, there are three well-proportioned bedrooms and a family bathroom, offering comfortable and versatile living space for a range of buyers.

Externally, the property benefits from both front and rear gardens, a driveway providing off-road parking, and a garage, offering excellent storage or additional parking options.

Located in the ever-popular Tattenhoe area, this home is ideally positioned close to local parks, schools, and amenities, while offering convenient access to Central Milton Keynes, Westcroft District Centre, and major transport links.

A fantastic opportunity for families, first-time buyers, or those looking to move with no upward chain.

ENTRANCE HALL

Stairs to first floor. Radiator. Coving to textured ceiling Door to cloakroom.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin Radiator. Frosted double glazed window to front.

LIVING ROOM 12'4" x 12'11" (3.76 x 3.95)

Double glazed window to front. Radiator. Understairs storage cupboard. Coving to textured ceiling. Electric fire. Door to kitchen/dining room.

KITCHEN/DINING ROOM 9'8" x 15'7" (2.97 x 4.77)

Fitted with a range of wall and base units with worksurfaces incorporating sink drainer unit. Built in double oven, four ring hob and extractor hood. Space for fridge freezer, slim line dishwasher and plumbing for washing machine. Tiled flooring. Splash back tiling. Wall mounted concealed boiler. Two double glazed windows and double glazed door to rear. Radiator.

FIRST FLOOR LANDING

Doors to all rooms. Access to loft space.

BEDROOM ONE 12'0" x 9'5" (3.68 x 2.89)

Three door wardrobe with sliding doors. Double glazed window to rear. Radiator.

BEDROOM TWO 9'5" x 10'10" (2.89 x 3.31)

Double glazed window to front. Radiator.

BEDROOM THREE 7'3" x 7'4" (2.23 x 2.24)

Double glazed window to front. Radiator.

BATHROOM

Three piece suite comprising panelled bath with shower attachment, low level wc and wash hand basin. Part tiled walls. Tiled flooring. Extractor. Frosted double glazed window to rear. Radiator.

REAR GARDEN

An enclosed rear garden, laid mainly to lawn with patio area. Door to garage.

FRONT GARDEN

Laid to lawn with path to front door with storm porch over. Block paved driveway.

GARAGE

Up and over door.

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.

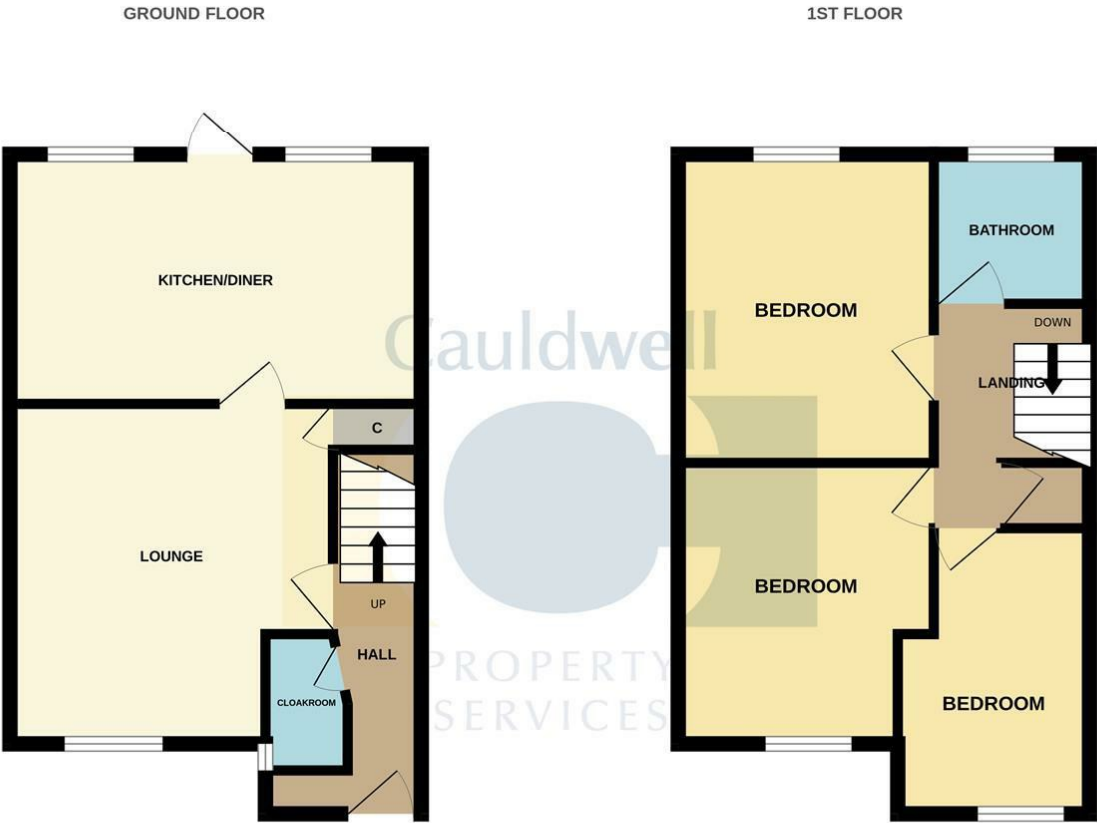
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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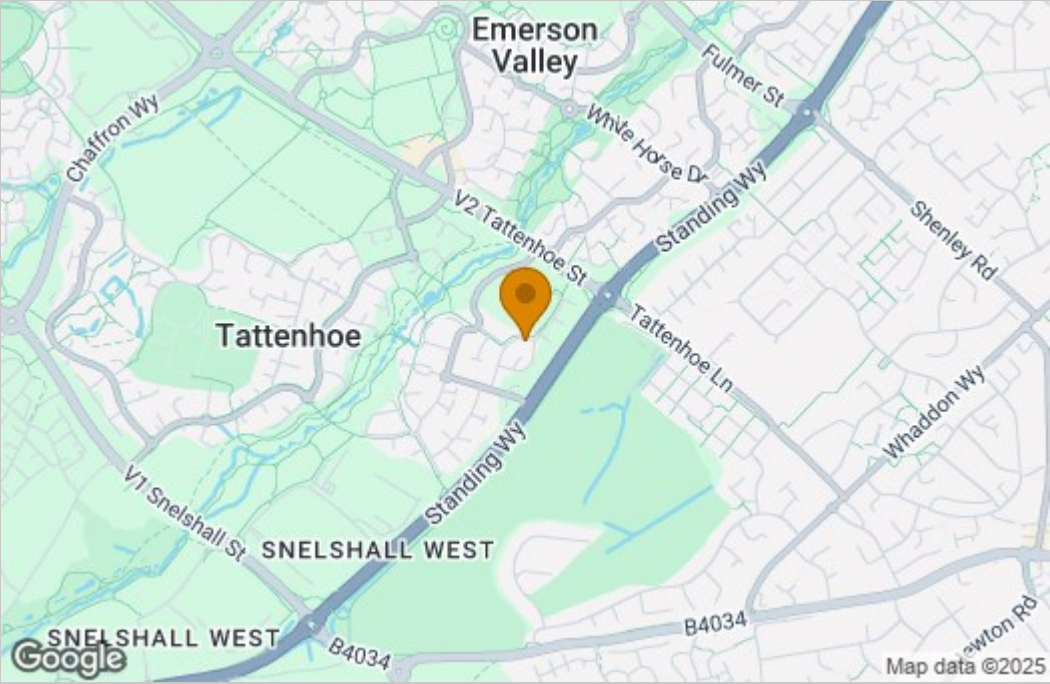
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

Floor Plan

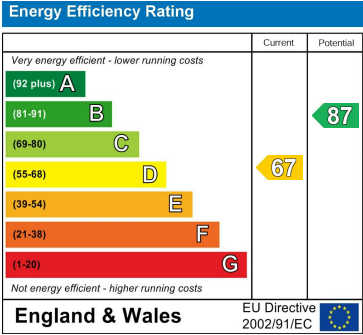


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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