



# Cauldwell

PROPERTY SERVICES



## 29 Aldrich Drive, Milton Keynes, MK15 9HP

### £350,000

Cauldwell Property Services are delighted to offer for sale this three bedroom semi-detached home, located in the highly sought-after area of Willen, Milton Keynes — within close proximity to the picturesque Willen Lake.

Offered for sale with no upper chain, this ideal family home features a refitted kitchen/dining room, a spacious living area, and a refitted family bathroom. The property boasts three well-proportioned bedrooms, providing comfortable accommodation throughout.

Externally, there is an enclosed rear garden with a summer house, a front garden garage and a driveway providing off-road parking.

A fantastic opportunity to purchase in a desirable lakeside location, with easy access to local amenities, schools, and transport links.

Energy Rating: C  
Council Tax Band: C



## **ENTRANCE**

Entrance through front door into entrance porch. Door through to living room. Double glazed window to the side.

## **LIVING ROOM 16'0" x 13'3" (4.89 x 4.06)**

Measurements include stairs to first floor. Double glazed window to the front. Radiator. Coving to a skimmed ceiling with inset lighting. Opening through to kitchen dining room.

## **KITCHEN DINING ROOM 15'6" x 9'10" (4.74 x 3.00)**

Recess area not measured. Refitted kitchen fitted with a range of soft close wall and base units. Corian worksurface incorporating a sink and drainer with mixer tap. Built in double oven, four ring hob with extractor over and space for fridge freezer. Built in wine fridge, built in washing machine and built in dish washer. Breakfast bar. Double glazed window to the rear. Double glazed French doors to the rear. Coving to a skimmed ceiling with inset lighting. Under stair storage cupboard.

## **FIRST FLOOR LANDING**

Doors to all upstairs rooms. Loft access. Skimmed ceiling.

## **BEDROOM ONE 11'8" x 8'11" (3.58 x 2.73)**

Measurements up to fitted wardrobe with sliding doors. Double glazed window to the front. Radiator.

## **BEDROOM TWO 9'9" x 9'2" (2.99 x 2.81)**

Measurements up to wardrobe with mirrored sliding doors. Double glazed window to the rear. Radiator.

## **BEDROOM THREE 7'0" x 6'4" (2.14 x 1.95)**

Double glazed window to the front. Radiator.

## **FAMILY SHOWER ROOM**

Refitted three piece suite. Walk in shower cubical with wall mounted shower. Low level wc, wash hand basin with mixer tap and vanity surround. Tiled floor. Part tiled walls. Skimmed ceiling with inset lighting.

## **REAR GARDEN**

Enclosed rear garden mainly laid to artificial lawn. Patio area. Seated decking area. Wooden panel fence surround. Outside tap. Summerhouse.

## **FRONT**

Front garden laid to pebble. Path leading to front door. Driveway leading to single garage with up and over door and power and light.

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.

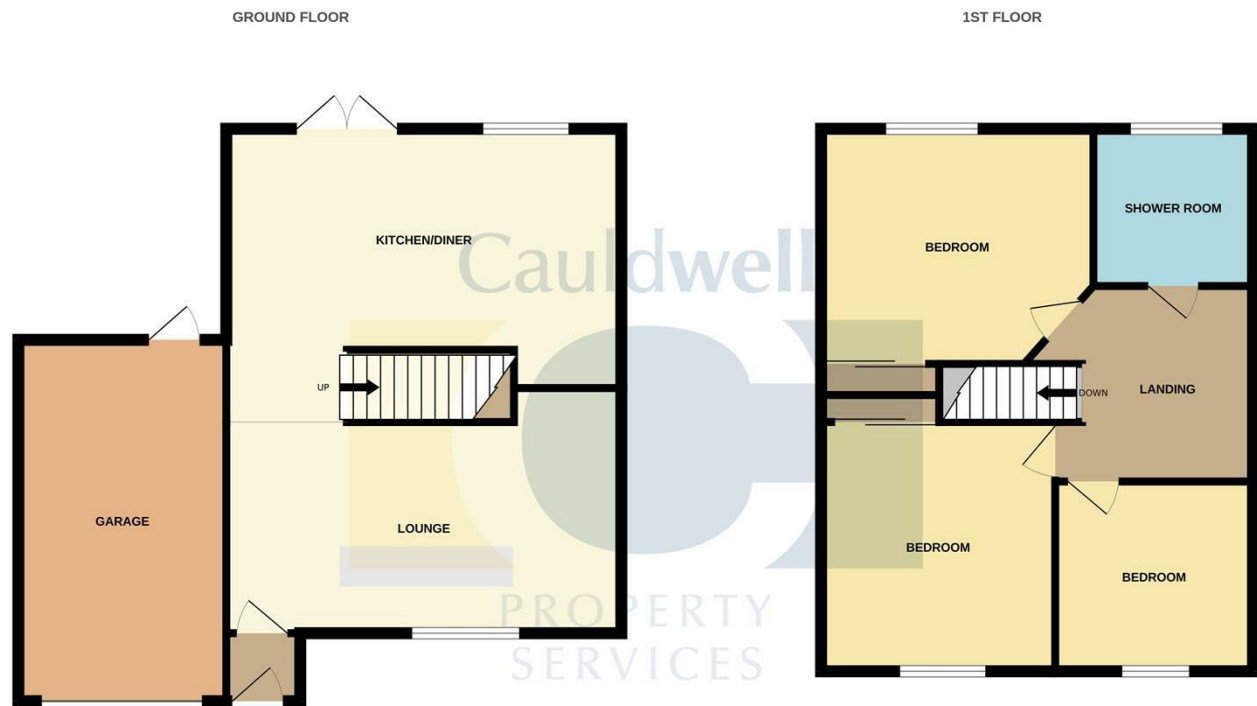
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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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

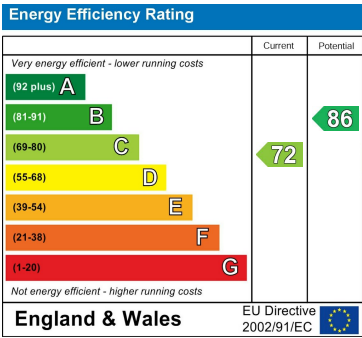


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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