



Cauldwell

PROPERTY SERVICES



22 Kempton Gardens, Bletchley, MK3 5NH

Offers Over £385,000

Cauldwell Property Services are delighted to offer for sale this spacious four bedroom detached home, situated in the highly sought-after Racecourses area of Bletchley, Milton Keynes. Offered with no upper chain, this well-presented property provides excellent family living accommodation in a popular residential location.

The ground floor comprises an entrance hall, downstairs cloakroom, a separate kitchen, a formal dining room, and a dual aspect living room filled with natural light.

Upstairs boasts four well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a secluded rear garden, a garage, and a block-paved driveway providing off-road parking.

An ideal home for families or buyers seeking a peaceful yet well-connected location. Early viewing is highly recommended.

Council tax band: D
Energy rating: D

ENTRANCE HALL

Entrance door. Stairs to first floor. Door to cloakroom, kitchen and living room. Understairs storage cupboard. Double panelled radiator.

KITCHEN 9'8" x 7'6" (2.96 x 2.31)

Fitted with a range of wall and base units with worksurfaces incorporating sink drainer and mixer tap. Built in double oven, five ring gas hob and extractor hood. Built in under counter fridge, dishwasher and washing machine. Double glazed window to front. Double panelled radiator. Wall mounted boiler Splash back tiling.

DINING ROOM 12'2" x 10'6" (3.71 x 3.21)

Double glazed French doors to rear. Double doors to living room. Radiator. Door to kitchen.

LIVING ROOM 14'8" x 12'2" (4.49 x 3.72)

Dual aspect room with double glazed windows to front and rear with double glazed French doors to rear.

CLOAKROOM

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

FIRST FLOOR LANDING

Doors to upstairs rooms. Loft access.

BEDROOM ONE 11'8" x 9'9" (3.58 x 2.98)

Double glazed window to front. Radiator.

BEDROOM TWO 9'11" x 10'4" (3.03 x 3.15)

Double glazed window to rear. Radiator.

BEDROOM THREE 10'8" x 8'8" (3.26 x 2.65)

Double glazed window to rear. Radiator.

BEDROOM FOUR 3'10" x 6'6" (1.19 x 2.00)

Double glazed window to rear. Radiator.

BATHROOM

Three piece suite comprising panelled bath, low level wc and wash hand basin. Tiled walls and flooring. Heated towel rail. Frosted double glazed window to front. Airing cupboard housing water tank.

REAR GARDEN

Enclosed rear garden laid mainly to lawn with patio area with mature tree, flower and shrub borders. Raised sleeper bedding area. Double glazed door to garage. Outside tap. Wooden fence and brick wall surround. Gated side access.

FRONT GARDEN

Flower and shrub bed.

GARAGE

Single with up and over door.

PARKING

Block paved driveway with EV charger.

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.

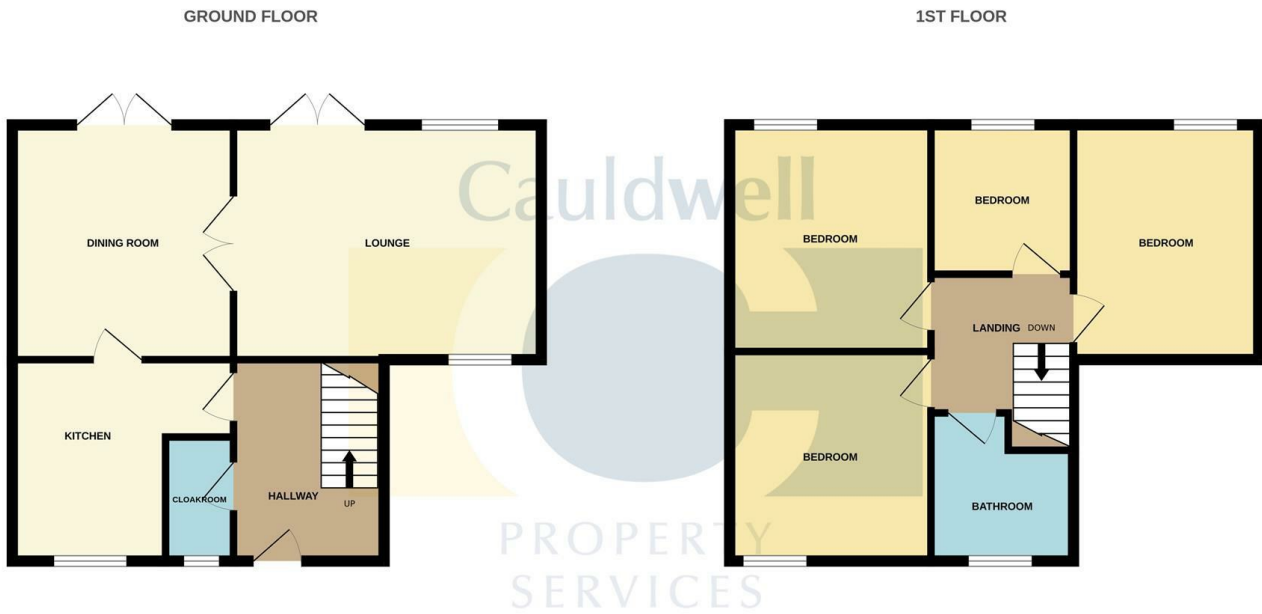
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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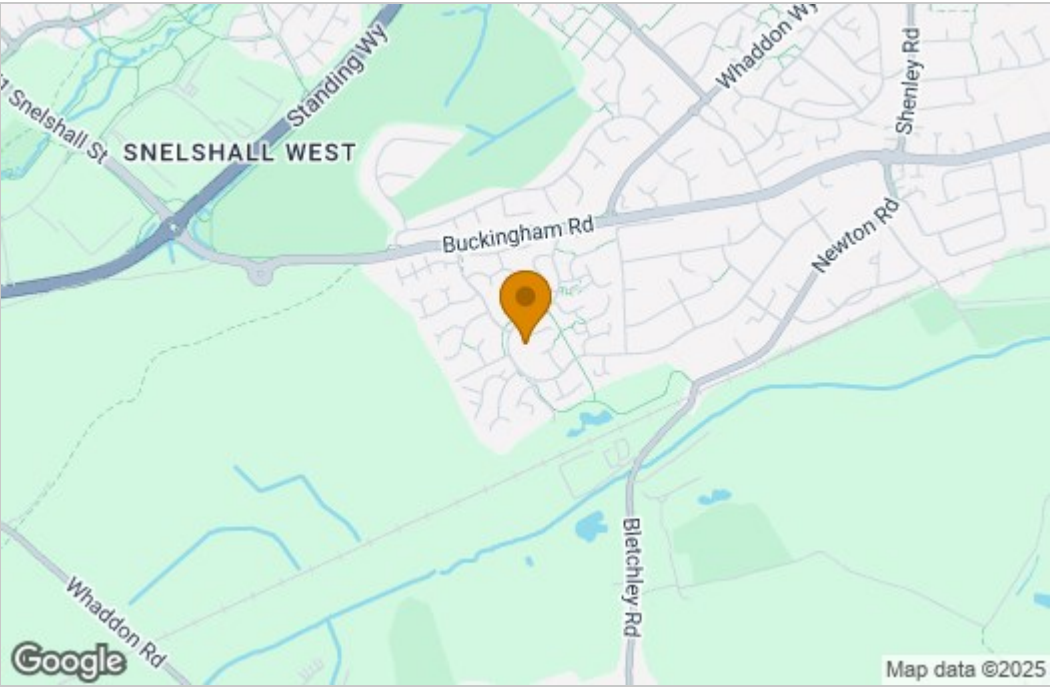
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks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

Floor Plan

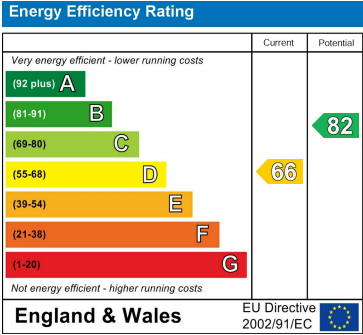


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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