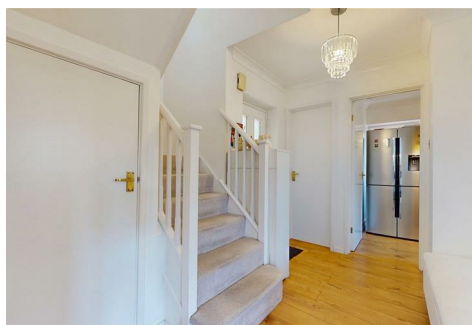




Cauldwell

PROPERTY SERVICES



46 Dunchurch Dale, Milton Keynes, MK7 7BT

£465,000

CAULDWELL are delighted to offer for sale this beautifully presented three-bedroom detached home, situated in the highly sought-after area of Walnut Tree in Milton Keynes.

This stylish property has been tastefully upgraded by the current owners and offers a spacious and contemporary open-plan layout, perfect for modern family living. The ground floor comprises a welcoming entrance, a downstairs cloakroom, and a refitted kitchen that seamlessly flows from the open-plan living and dining area—ideal for entertaining.

Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom with a refitted en-suite shower room. A modern, refitted family bathroom serves the remaining bedrooms.

Outside, the property benefits from a driveway providing off-road parking leading to a double garage. The landscaped, tiered rear garden is a true highlight—enclosed and secluded, with mature trees, flower and shrub borders offering a tranquil outdoor retreat.

An ideal family home in a desirable location, close to excellent schools, local amenities, and transport links. Early viewing is highly recommended.

Council tax band: D
Energy rating: C

ENTRANCE HALL

Front entrance door. Door to cloakroom. kitchen and lounge/dining room.

LOUNGE/DINING ROOM 19'1" x 17'0" (5.82 x 5.20)

Dual aspect room with double glazed window to front and rear. Double glazed French doors to rear. Three radiators. Coving to skimmed ceiling. Door to cloakroom.

CLOAKROOM

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

KITCHEN 14'2" x 8'1" (4.32 x 2.48)

Fitted with a range of wall and base units with worksurfaces incorporating sink drainer unit. Built in double oven, four ring induction hob and extractor hood. Plumbing for washing machine. Space for American style fridge freezer. Wall mounted boiler. Splash back tiling. Double glazed window to rear.

FIRST FLOOR LANDING

Doors to upstairs rooms. Feature double glazed window to front. Airing cupboard housing water tank and storage shelving. Access to loft.

BEDROOM ONE 13'10" x 9'3" (4.22 x 2.84)

Double glazed window to front. Radiator. Door to ensuite.

ENSUITE

Three piece suite comprising shower cubicle with shower, low level wc and wash hand basin. Heated towel rail. Part tiled walls. Skimmed ceiling with inset lighting. Frosted double glazed window to front.

BEDROOM TWO 10'8" x 10'5" (3.27 x 3.19)

Double glazed window to front. Radiator.

BEDROOM THREE 10'9" x 7'6" (3.28 x 2.29)

Double glazed window to front. Radiator

BATHROOM

Three piece suite comprising panelled bath with shower attachment. low level wc and wash hand basin. Skimmed ceiling. Shaver point. Heated towel rail. Frosted double glazed window to front.

FRONT GARDEN

Hardstanding driveway.

REAR GARDEN

Private southerly facing landscaped tiered rear garden, laid mainly to lawn with brick and wooden fence surround. Gated side access. Service door to garage.

DOUBLE GARAGE

Double garage with double up and over door, power and lighting.

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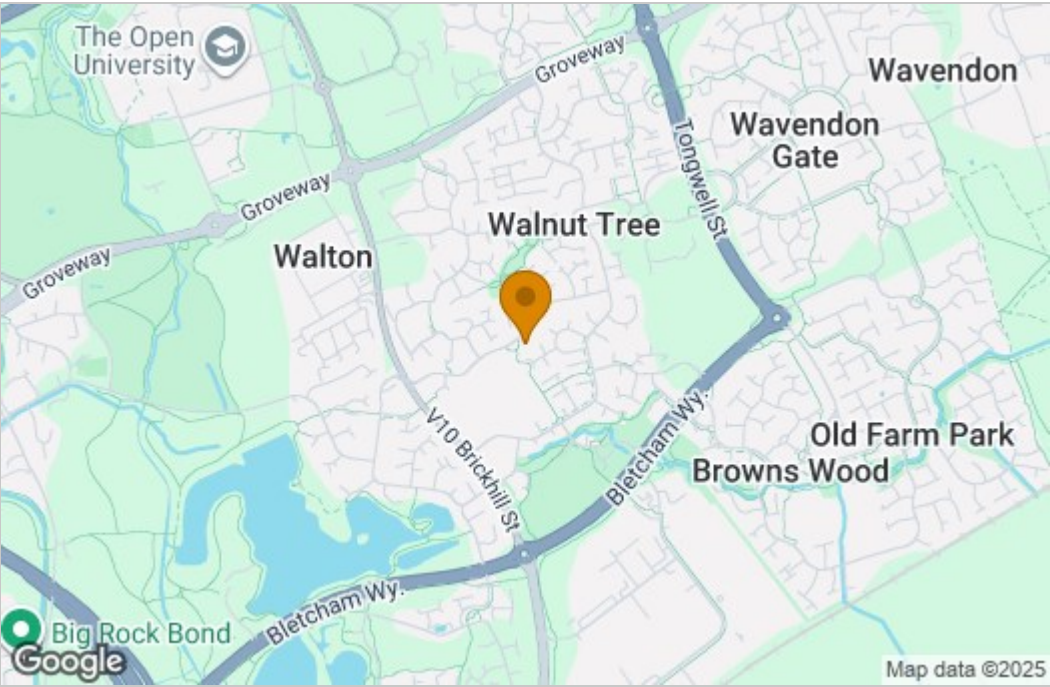
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks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

Floor Plan

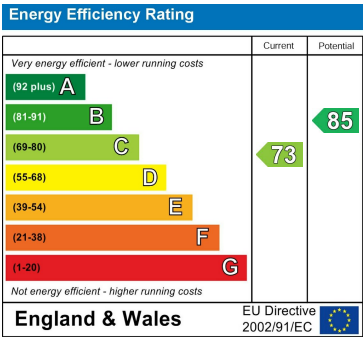


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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