



# Cauldwell

PROPERTY SERVICES



## 18 Downland, Milton Keynes, MK8 8AS

### £270,000

Situated in the highly regarded area of Two Mile Ash, this well-presented two double bedroom end-of-terrace home offers spacious accommodation and excellent outside space, making it an ideal purchase for first-time buyers, young families, or investors.

The ground floor features a generous living and dining room, providing plenty of space for both relaxation and entertaining, while the kitchen spans the rear of the property, offering a practical layout with direct access to the garden.

Upstairs, there are two well-proportioned double bedrooms and a fitted bathroom, completing the accommodation.

Outside, the property benefits from a larger-than-average garden for the area, perfect for families or keen gardeners, as well as a garage and driveway parking for two vehicles immediately to the side of the home.

Located close to Central Milton Keynes main line train station with direct trains to London Euston in approximately 30 minutes, as well as easy access to the A5 making this home well placed for both commuters and those seeking convenience.



## **ENTRANCE**

Entrance through front door into living/dining room.

## **LIVING/DINING ROOM 19'3" x 11'11" (5.89 x 3.65)**

UPVC door to the front. Double glazed window to the front. Stairs to first floor landing with understair storage cupboard. Electric heater. Electric fireplace. TV and internet connection points. Door to kitchen.

## **KITCHEN 11'11" x 7'1" (3.65 x 2.18)**

Double glazed window and double glazed door to the rear. Fitted wall and base units with work surfaces. Stainless steel sink and drainer with mixer tap. Electric oven. Space for fridge and freezer. Wall mounted heater.

## **FIRST FLOOR LANDING**

Stairs from living/dining room. Access to loft space. Airing cupboard.

## **BEDROOM ONE 11'0" x 11'11" (3.37 x 3.65)**

Double glazed window to the front. TV point. Electric heater.

## **BEDROOM TWO 11'11" x 8'5" (3.65 x 2.57)**

Double glazed window to the rear. Electric heater.

## **BATHROOM**

Frosted double glazed window to the side. Bath with mixer tap and shower over. Hand wash basin, low level wc, Extractor fan. Wall mounted heater.

## **FRONT**

Small lawn garden area.

## **REAR GARDEN**

Mainly laid to lawn. Paved patio area. Selection of mature flower beds and borders. Gated access to the front.

## **GARAGE**

Driveway for two cars leading to garage, Garage has up and over door to the front.

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

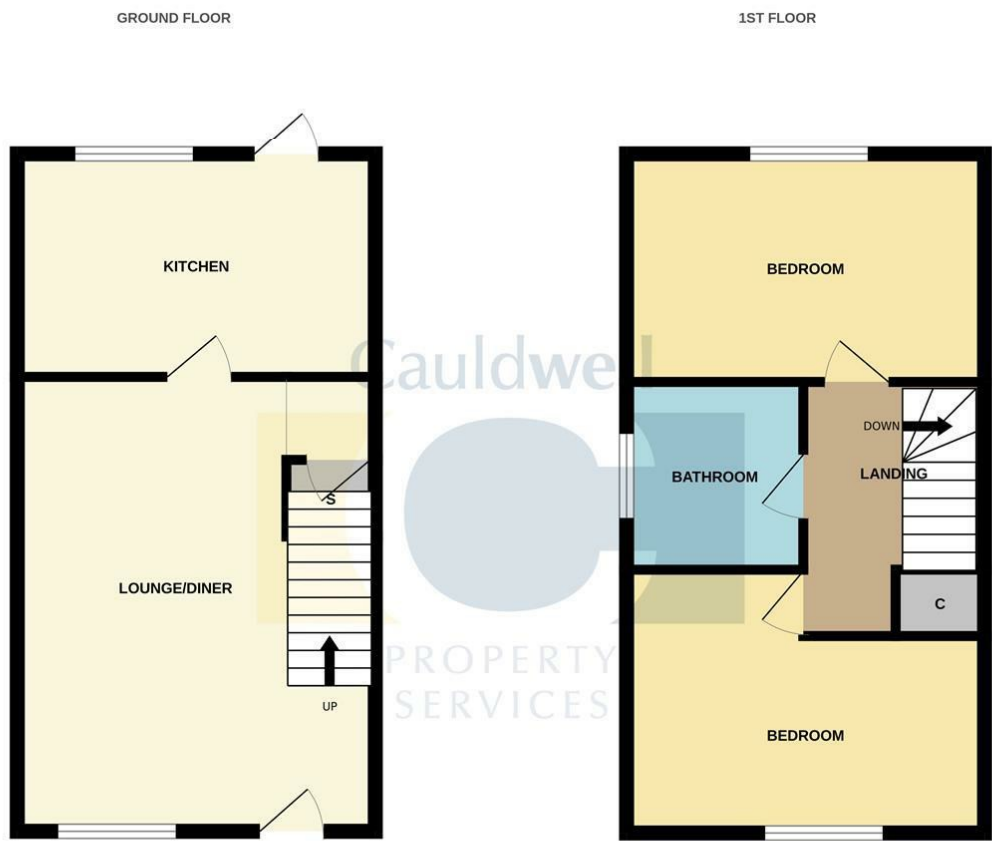
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All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted,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

Floor Plan

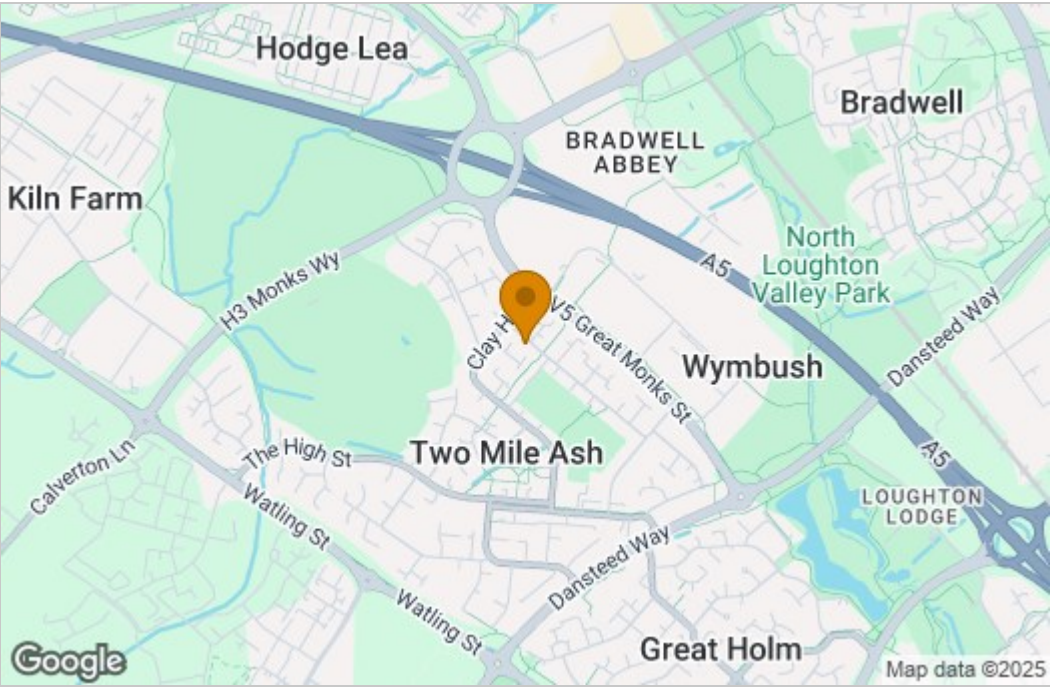


TOTAL FLOOR AREA : 603sq.ft. (56.0 sq.m.) approx.

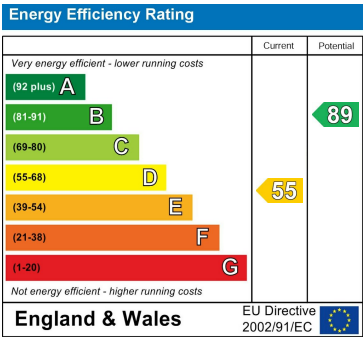
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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