



# Cauldwell

PROPERTY SERVICES



## 14 Sharman Walk, Milton Keynes, MK13 9EE

### Offers Over £262,500

Set opposite a green and small woodland, this beautifully presented two-bedroom staggered terraced home enjoys a peaceful outlook while being just a five-minute drive from Milton Keynes Main Line train station and the city centre. Perfect for first-time buyers, professionals, or downsizers, this impressive property offers stylish and comfortable living in a highly convenient location.

Inside, the home features two double bedrooms on the top floor, complemented by a modernised fitted bathroom.

On the ground floor, a spacious living room sits to the front, providing a welcoming and light-filled space. This flows through to the kitchen/dining room across the rear of the property — ideal for everyday living and entertaining alike.

Outside, the property continues to impress with a neat front garden, a well-presented rear garden, and driveway parking immediately behind.

This delightful home combines modern comfort, attractive presentation, and a fantastic location — offering the perfect balance between tranquillity and accessibility.

Energy rating: C  
Council tax band: B



**LIVING ROOM 15'10" x 12'4" (4.84 x 3.77)**

Double glazed window to front and double glazed door to front. Radiator. Television and fibre internet point. Stairs to first floor landing with understairs storage cupboard. Glass inset door to dining room.

**KITCHEN./DINING ROOM 12'3" x 8'10" (3.75 x 2.71)**

Double glazed windows and door to rear. Fitted with a range of wall and base units with work surface incorporating one and half bowl sink drainer and mixer tap. Electric oven and gas hob with extractor hood over. Space for fridge freezer and plumbing for washing machine. Wall mounted boiler. Radiator.

**FIRST FLOOR LANDING**

Stairs from living room. Access to part boarded loft space.

**BEDROOM ONE 12'5" x 8'10" (3.81 x 2.71)**

Double glazed window to front. Radiator.

**BEDROOM TWO 10'5" x 7'4" (3.18 x 2.25)**

Double glazed window to rear. Radiator.

**BATHROOM**

Three piece suite comprising bath with electric shower, wash hand basin and close coupled wc. Extractor fan. Radiator. LED lighting. Part tiled walls. Over stairs storage cupboard.

**FRONT GARDEN**

Mainly laid to shingle with stepping stone pathway to entrance.

**REAR GARDEN**

Laid to lawn with patio area. Flower beds and small trees. Timber shed. Outside tap. Gated access to rear parking.

**OFF ROAD PARKING**

For one large or two small cars.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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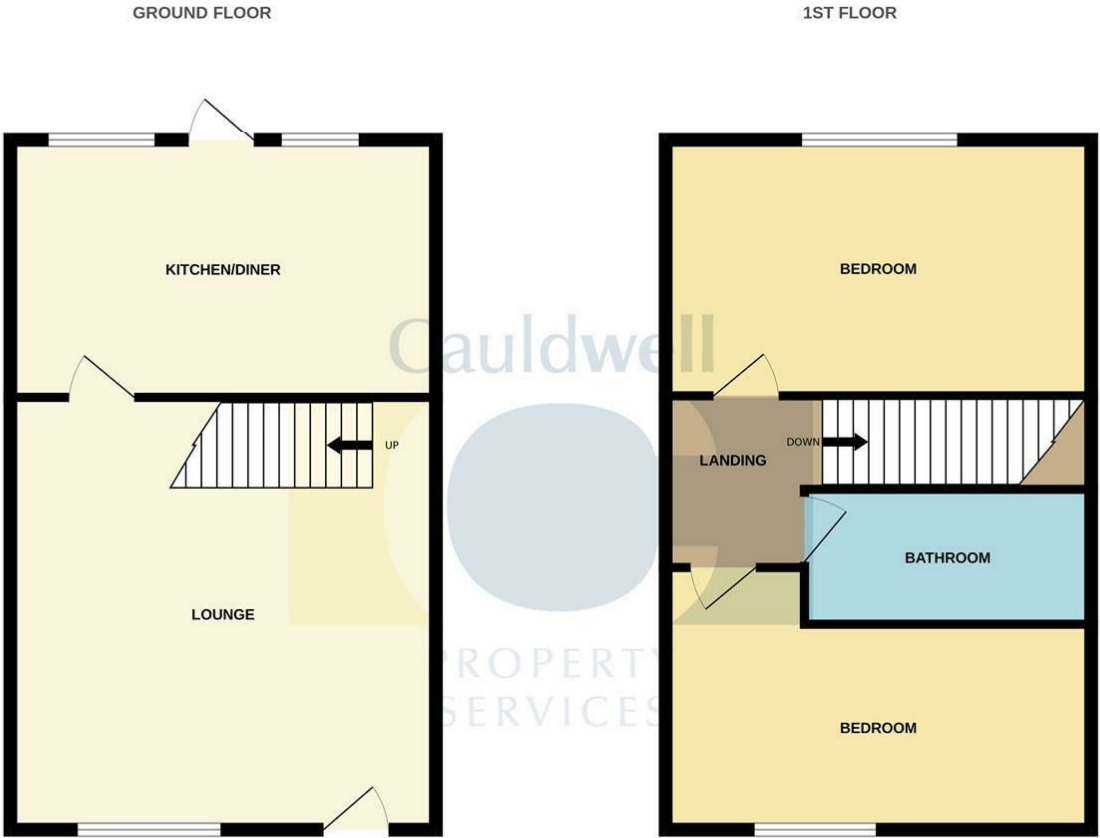
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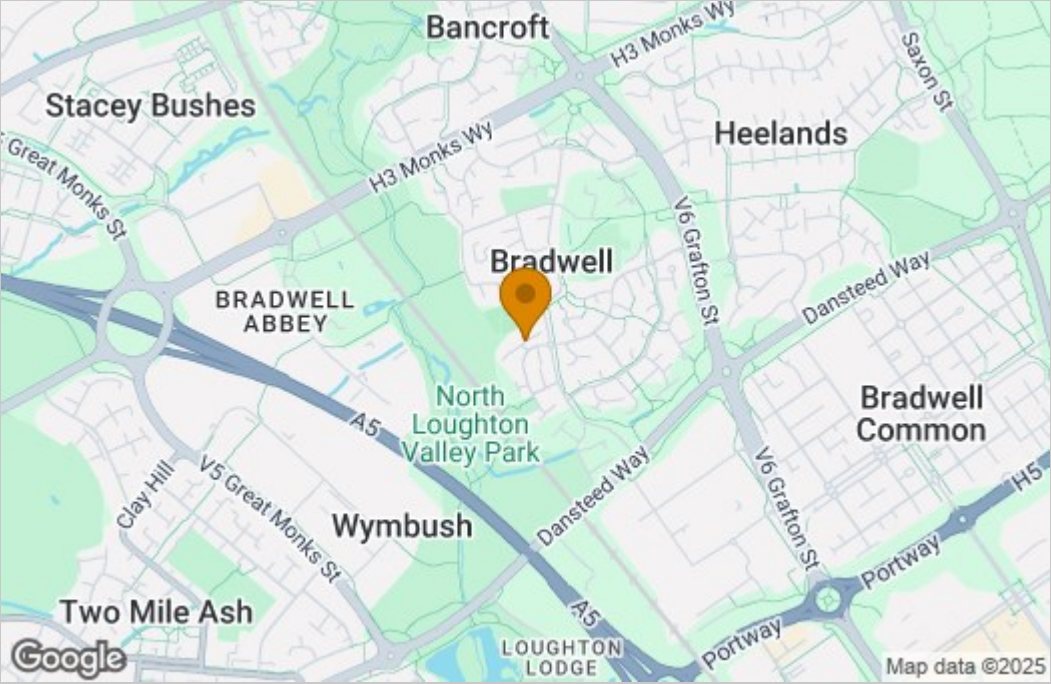
Floor Plan



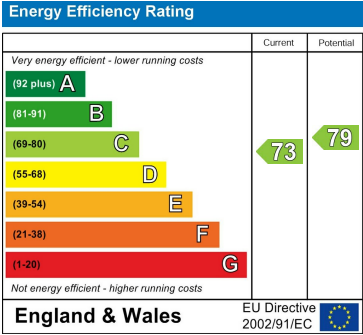
TOTAL FLOOR AREA : 602sq.ft. (55.9 sq.m.) approx.

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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