

Cauldwell

PROPERTY SERVICES



9 Cottlesloe Court, Milton Keynes, MK11 1NL

£325,000

Situated in a sought-after cul-de-sac location within GALLEY HILL, this THREE bedroom semi-detached property offers well proportioned accommodation throughout, making it an ideal purchase for families or first-time buyers alike.

The ground floor comprises a welcoming entrance hall, cloakroom/WC, and a useful utility cupboard. There is a comfortable lounge providing a great space to relax, along with a fitted kitchen complete with built-in appliances, which opens through to a separate dining room—ideal for entertaining or family meals.

To the first floor, there are THREE bedrooms along with a re-fitted four piece family bathroom.

Externally, the property benefits from both front and rear gardens, with the rear offering a private outdoor space. There is also the added advantage of a SINGLE GARAGE.

Council tax band: C
Energy rating: D

ENTRANCE HALL

Stairs to first floor. Door to kitchen, living room and cloakroom. Radiator. Understairs utility cupboard.

CLOAKROOM

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

UTILITY CUPBOARD

Plumbing for washing machine.

KITCHEN 9'5" x 7'7" (2.88 x 2.33)

Fitted with a range of wall and base units with worksurfaces incorporating a sink drainer and mixer tap. Built in oven, four ring hob and extractor. Plumbing for dishwasher. Double glazed window to rear. Tiled flooring. Opening to dining room.

DINING ROOM 11'9" x 8'6" (3.60 x 2.60)

Sliding double glazed door to rear. Opening to living room.

LIVING ROOM 12'9" x 11'9" (3.90 x 3.59)

Box bay double glazed window to front. Radiator.

FIRST FLOOR LANDING

Doors to upstairs rooms. Loft access.

BEDROOM ONE 11'8" x 10'1" (3.58 x 3.09)

Double glazed window to front. Radiator.

BEDROOM TWO 11'10" x 11'1" (3.63 x 3.39)

Double glazed window to rear. Radiator.

BEDROOM THREE 7'6" x 9'7" (2.30 x 2.93)

Double glazed window to rear. Radiator.

BATHROOM

Re-fitted four piece suite comprising jacuzzi bath, low level wc and wash hand basin. Double tiled shower cubicle with wall mounted shower. Skimmed ceiling with inset lighting. Heated towel rail. Frosted double glazed window to front.

REAR GARDEN

Enclosed and secluded rear garden, laid mainly to lawn with patio area. Outside tap.

GARAGE AND CARPORT

Electric door.

FRONT GARDEN

Electric vehicle charge point. Substantial driveway leading to garage.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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.

We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

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.

Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

Floor Plan

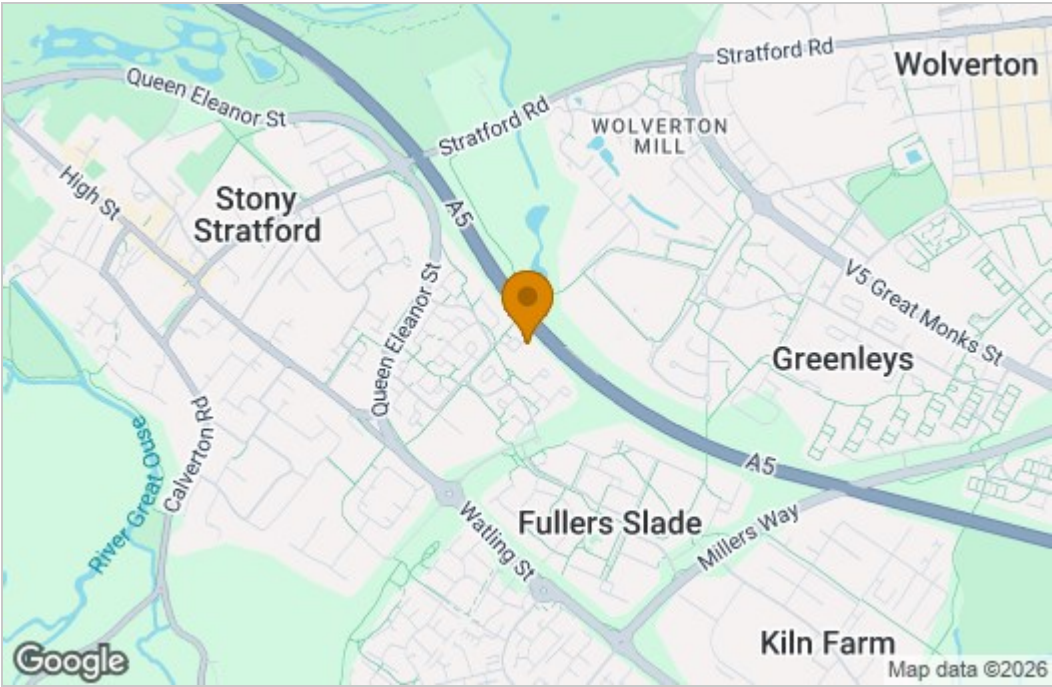


TOTAL FLOOR AREA : 936sq.ft. (87.0 sq.m.) approx.

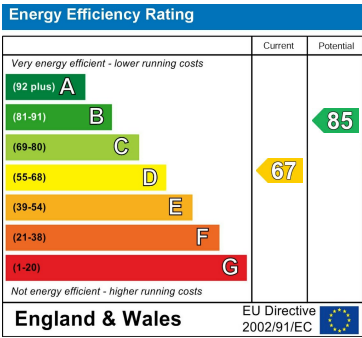
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Made with Metropix ©2026

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.