Cauldwell

PROPERTY SERVICES



36 Woodward Place

Loughton Lodge, Milton Keynes, MK8 9LG

£365,000

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ENTRANCE HALL
Door from communal hallway. Electric heater. Secure entry phone system. Utility cupboard with plumbing for washing machine. Wall unit and work surface.

LIVING/DINING ROOM
28'10" x 12'7" (8.80 x 3.86)
Double glazed windows to front and sides. Double glazed door to front leading to balcony. Two electric heaters. Television point

BALCONY
Open to three aspects with glass balustrades and decking.

KITCHEN/BREAKFAST ROOM
12'7" x 10'6" (3.84 x 3.22)
Double glazed window to side. Fitted wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Electric oven and hob with extractor hood over. Breakfast bar seating area. Electric heater. Integral fridge freezer and dishwasher Tiled flooring.

BEDROOM ONE
19'0" x 12'2" max (5.80 x 3.72 max)
Two double glazed windows to side. Electric heater. Built in double wardrobes Door to ensuite.

ENSUITE
Three piece suite comprising double shower cubicle with mains shower, wash hand basin in vanity surround and close coupled wc. Shaver point. Extactor fan. Electric heater.

BEDROOM TWO
12'7" x 7'7" (3.85 x 2.32)
Double glazed window to side. Radiator. Freestanding wardrobes.

BEDROOM THREE
12'3" x 7'5" (3.75 x 2.28)
Double glazed window to side. Electric heater.

BATHROOM
Double glazed obscure window to side. Three piece suite comprising bath with mixer tap and shower over, wash hand basin in vanity surround and close coupled wc. Shaver point. Electric heater. Extractor fan. Access to loft space. Airing cupboard.

GARAGE AND PARKING
Up and over door to front. Block paved driveway parking to front.

LEASE DETAILS
There are 971 years remaining on the lease and the annual service charges are £4,112 pa.

At the time of preparing these details we were unable to verify the lease, maintenance and ground rent charges. Should you proceed with the purchase of this property, these details must be verified by your solicitor.

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.









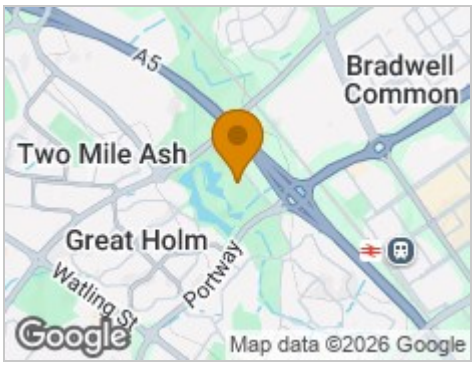
Road Map



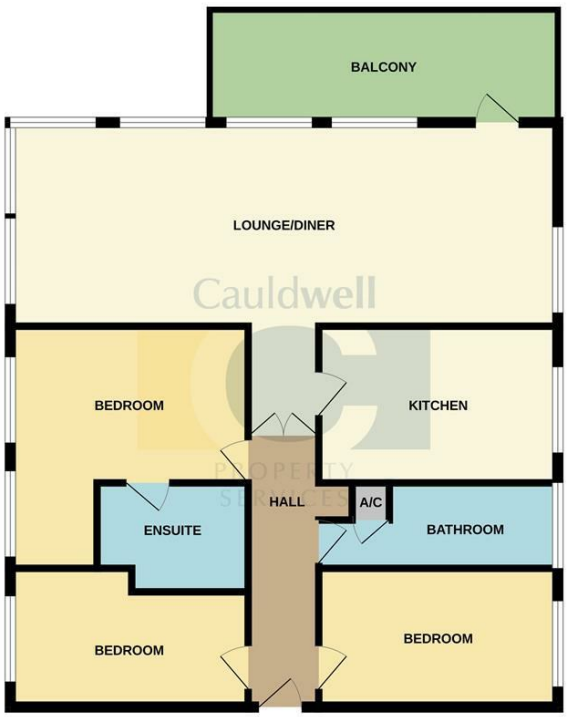
Hybrid Map



Terrain Map



Floor Plan

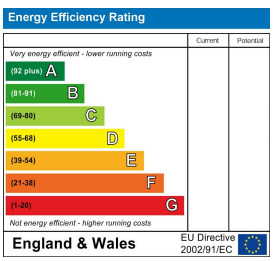


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Please contact our Cauldwell Property Sales Office on 01908 304480 if you wish to arrange a viewing appointment for this property or require further information.

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.

The Vizion, 350 Avebury Boulevard, Central Milton Keynes, Buckinghamshire, MK9 2JH
Tel: 01908 304480 Email: info@cauldwellproperty.co.uk www.cauldwellproperty.co.uk