





**£425,000**

This three double bedroom semi detached family home is situated in the popular village of Simpson in Milton Keynes. The property boasts a separate lounge, kitchen and dining room, whilst the first floor provides an en-suite to the main bedroom and a spacious family bathroom. The property further benefits from a downstairs cloakroom, garage and a private south facing garden.

# Property Description

## **ENTRANCE**

UPVC door to:

## **ENTRANCE HALL**

Radiator, stairs rising to first floor, door to downstairs cloakroom, lounge and dining room.

## **CLOAKROOM**

Double glazed frosted window to front aspect. Low level WC, pedestal wash hand basin, radiator, tiled floor.

## **LOUNGE**

Double glazed window to side aspect, double glazed double doors to garden. Radiator.

## **DINING ROOM**

Double glazed double doors to garden, double glazed window to rear aspect. Radiator, door to kitchen.

## **KITCHEN**

Double glazed window to rear aspect. Fitted with a range of wall-mounted and base units with rolled edge work surface over, one and a half stainless steel sink with mixer tap over, integrated double oven, electric hob with extractor fan over, integrated fridge freezer, space for washing machine, integrated dishwasher, tiled splashback.

## **LANDING**

Double glazed window to front aspect. Radiator, storage cupboard, doors to bedrooms and bathroom.

## **BEDROOM ONE**

Double glazed windows to side and front aspect. Radiator, door to en-suite, two storage cupboards.

## **EN-SUITE**

Double glazed frosted window to rear aspect. Low level WC, pedestal wash hand basin, shower cubicle, radiator, part tiled walls.

## **BEDROOM TWO**

Double glazed window to rear aspect. Radiator.

## **BEDROOM THREE**

Double glazed window to rear aspect. Radiator.

## **BATHROOM**

Double glazed frosted window to front aspect. Radiator, low level WC, pedestal wash hand basin, bath with shower attachment, part tiled walls, tiled floor.

## **OUTSIDE**

### **GARAGE**

Garage with electric up and over door, power and lights.

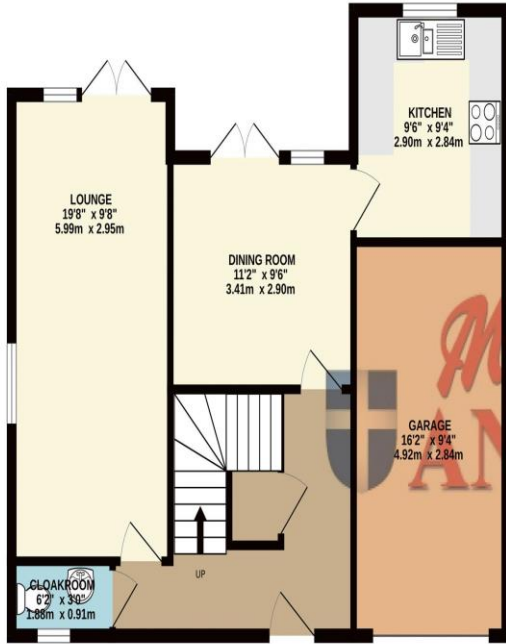
### **FRONT GARDEN**

Block paved driveway providing parking for two cars, gravel area.

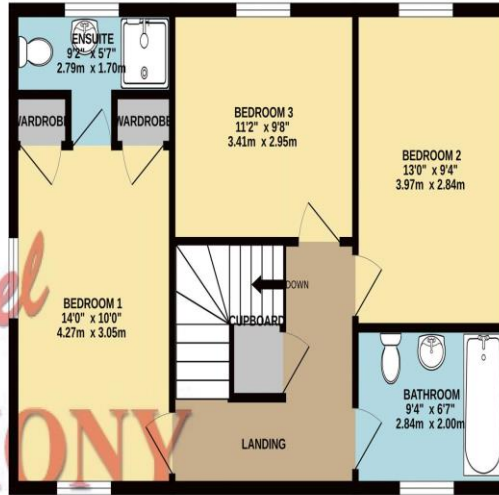
### **REAR GARDEN**

Mainly laid to lawn with paved patio area, outside tap, gated side access, stairs to top of garden.

GROUND FLOOR  
673 sq.ft. (62.5 sq.m.) approx.

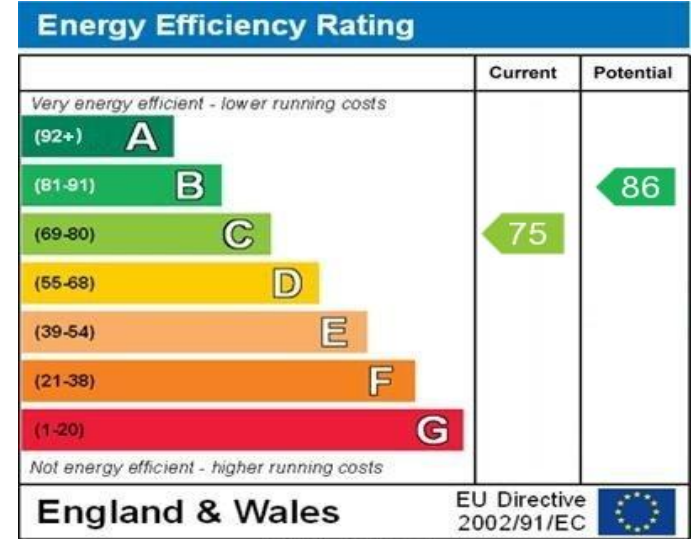


1ST FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1265 sq.ft. (117.5 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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