



CHRIS DURRANT

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Catesby Croft, Loughton, Milton Keynes, MK5 8FH

£825,000

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- Beautiful home in a sought after location
- Three bathrooms and a WC
- Superb bathroom suites
- Overlooks equestrian yard to the rear
- Three reception rooms
- Five double bedrooms
- Utility room
- Spacious master bedroom with dressing area
- Cul de sac location
- For all enquiries please quote CD0104

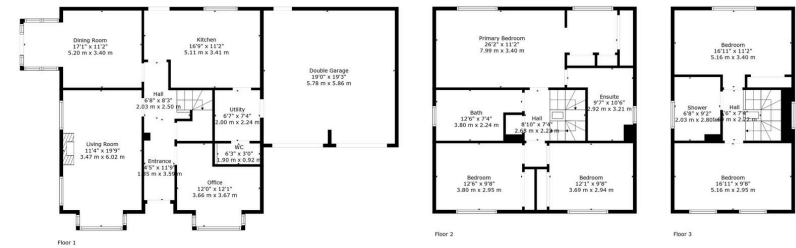


A stunning five double bedroom home with views from the top bedrooms overlooking the equestrian yard, just behind.

This beautiful home has approximately 2200 sq ft of versatile living space over three floors and is tucked away at the end of a cul de sac with a superb size plot. It is well presented with the owners upgrading many areas of the home. Loughton is one of the most sought after areas to live in Milton Keynes, with its superb location, plenty of green space, walking distance to the train station, many good schools and amenities.

Entrance hall, three reception rooms, kitchen/breakfast room, utility room, downstairs WC and a study. The first floor has the master bedroom with a dressing area and en-suite, two identical double bedrooms and a family bathroom. On the top floor, there are two further double bedrooms and an additional shower room. The rear bedroom offers views over the nearby





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TOTAL: 2190 sq. ft, 203 m2
FLOOR 1: 882 sq. ft, 82 m2, FLOOR 2: 821 sq. ft, 76 m2, FLOOR 3: 487 sq. ft, 45 m2
EXCLUDED AREAS: DOUBLE GARAGE: 365 sq. ft, 34 m2, "": 3 sq. ft, 0 m2

Floor Plan Created By Harper & Reid. Measurements Deemed Highly Reliable But Not Guaranteed



Energy performance certificate (EPC)		
S. Calcey Croft Longpoint WILTON KEYNES MK3 1FH	Energy rating C	Valid until: 28 March 2029
		Certificate number: 3485-5042-7287-6576-1876
Property type	Detached house	
Total floor area	210 square metres	

Rules on letting this property

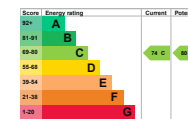
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

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