



78 Western Drive
Milton Keynes, MK19 7LE



William Coulson
Partnered With
Simpsons
Property Experts



"Extended Family Living!"

Boasting generous proportions with a fantastic rear extension, a converted single garage and occupying an enviable cul de sac position, this four bedroom property offers the perfect family home!

Entrance through the composite front door leading into the inviting and spacious entrance hall with attractive wood flooring, access to the converted garage, extended living room and stairs flows up to the first floor landing.

Beautifully presented living/dining room boasting large bi folding doors to the rear elevation injecting natural light, part panelled wall adding a touch of character and a stunning log burning stove with a marble surround.

The extended kitchen comprises a host of eye and base level high gloss fitted units, work surfaces, a composite sink with draining board, an integrated Bosch oven, a Bosch combination microwave oven, a Bosch induction hob, space for fridge/freezer and an integrated dishwasher.

Guest WC comprising, a chrome heated tail rail and a two piece suite.

The garage has been converted to create a fantastic salon and offers the potential to be utilised as additional living accommodation.

First floor landing with access to the bedrooms, family bathroom and loft.

Main bedroom with a large fitted wardrobe and access to the ensuite.

The en suite comprises a three piece suite to include a low level WC, a wash hand basin and a shower cubical.

Three further bedrooms, two of which is double in size and boast fitted storage.

Family bathroom comprising ceramic tiled walls, a chrome heated towel rail and a white three piece suite to include a low level WC, a wash hand basin and a panel enclosed bath with a fitted shower over.

The property boasts a neat and low maintenance frontage comprising a spacious block paved driveway and gated side access. The south facing rear garden is a true sun trap with a patio area leading and generous lawn offering the perfect place to sit out and entertain with friends.

🛏️ 4

🚿 2

🚗 2

Offers over £475,000



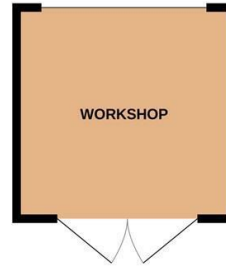
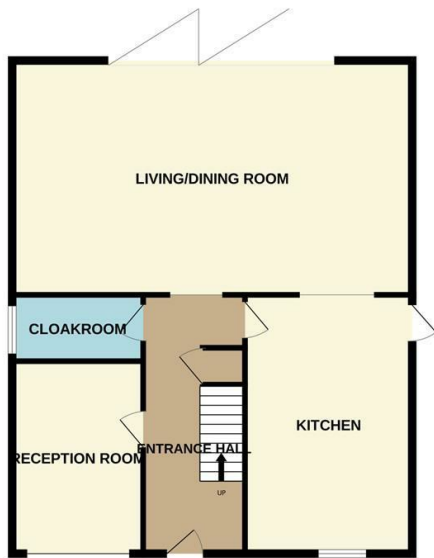
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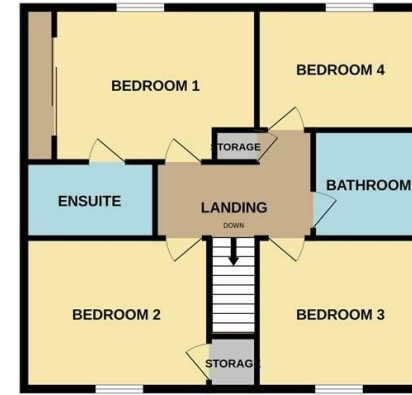
- Fantastic Rear Extension
- Converted Garage
- Beautifully Presented
- Modernised Kitchen
- Bosch Appliances
- Fitted Wardrobes
- Ensuite Shower Room
- Generous Garden With Workshop
- Gated Side Access



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





William Coulson

In Partnership With

Simpsons
Property Experts



Tel: 01908 040289

Email: william.coulson@simpsonspropertyexperts.co.uk

Web: <https://simpsonspropertyexperts.co.uk/our-locations/milton-keynes>

