



26 St. James Close  
Milton Keynes, MK19 7LF



William Coulson  
Partnered With  
**Simpsons**  
Property Experts



"Extended Family Living!"

Boasting generous proportions with a fantastic rear extension, a garden room salon and occupying an enviable cul de sac position, this four bedroom property offers the perfect family home and is for sale with NO UPWARD CHAIN!

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

Beautifully presented living room boasting bi folding doors to the rear elevation injecting natural light, decorative wall cladding adding a touch of character and a stunning log burning stove with surround.

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

Guest WC comprising, trendy ceramic wall tiles and a two piece suite.

First floor landing with access to the bedrooms, family bathroom and loft access with fitted pull down ladder.

Main and second bedrooms benefit from large fitted wardrobes.

Two further bedrooms, both of which are double in size..

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 frontage comprising a block paved driveway and gated side access. The rear garden is a true sun trap with a decked area and lawn offering the perfect place to sit out and entertain with friends.

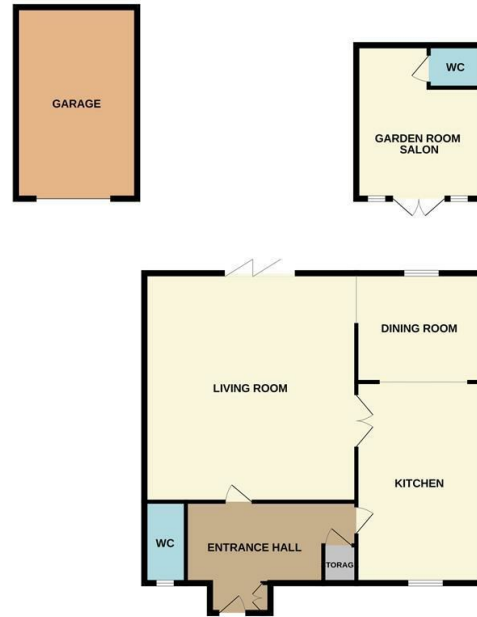
The garden room creates a fantastic salon and offers the potential to be utilised as additional living accommodation.



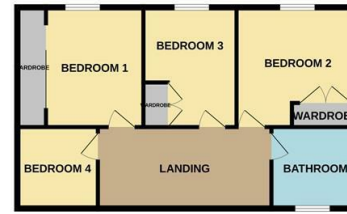
Offers over £425,000



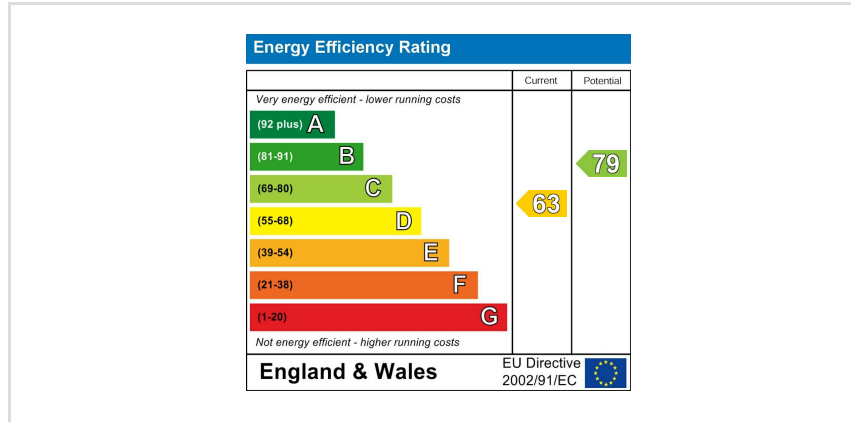
GROUND FLOOR



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.  
Made with Metreco 2024







William Coulson

In Partnership With

**Simpsons**  
Property Experts



Tel: 01908 040289

Email: [william.coulson@simpsonspropertyexperts.co.uk](mailto:william.coulson@simpsonspropertyexperts.co.uk)

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

