



# 10 Margarita Gardens

Milton Keynes, MK3 5FP



William Coulson  
Partnered With  
**Simpsons**  
Property Experts



## "Deceiving Dimensions!"

Situated in an established residential location just a short walk to Willow Lake, this impressive three-story terraced property is much larger than you might expect boasting four bedrooms, dual aspect kitchen/dining room, utility, cloakroom, a landscaped garden and a carport enclosed by an electric shutter style door.

Entrance through the uPVC door leading into the inviting entrance hall with laminate flooring, access to the kitchen/dining room and stairs flow up to the first floor. Modern kitchen situated to the rear elevation with French doors leading to the rear garden. The kitchen comprises a range of high gloss eye and base level units, a worktop with tiled splash back, an inset sink with draining grooves, an electric oven, a four-ring gas hob with extractor hood over, an integrated dishwasher, a full height fridge and freezer. Separate utility room has space for a washing machine and leads conveniently to the cloakroom. The modern boiler is also situated in the utility room.

The first-floor landing boasting stairs that flow up to the second-floor landing. Beautifully appointed living room situated to the first floor with windows to both front and rear aspects allowing natural light into this cosy space. Two bedrooms, which benefit from being double in size with one featuring a walk-in wardrobe. Well-appointed shower room comprising laminate flooring, 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 walk-in double shower. Second floor landing with access to the bedroom one and a further double bedroom. Master bedroom of a good size with a en-suite shower comprising a three piece suite to include a low level WC, a wash hand basin and a walk-in double shower. Bedroom two is double and boasting skylight windows to the front and rear elevations. Sold by William Coulson partnered with Simpson Property Experts 01908 040289

Offers over £400,000



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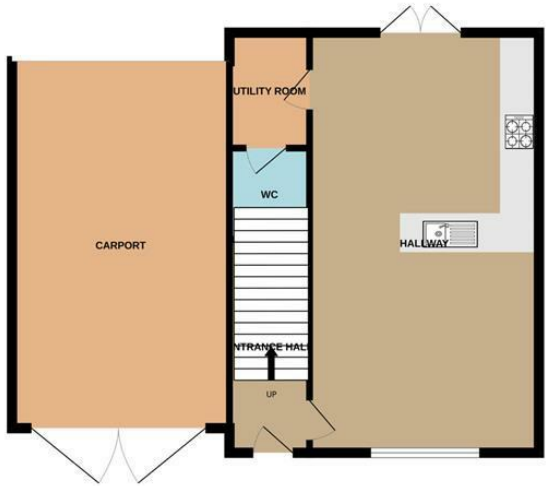
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2



GROUND FLOOR



1ST FLOOR



2ND FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>78</b>	<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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](mailto:william.coulson@simpsonspropertyexperts.co.uk)

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

