



3 Genesis Green  
Milton Keynes, MK6 4AX



William Coulson  
Partnered With  
**Simpsons**  
Property Experts



### "Proportions To Impress"

Within walking distance to the picturesque Ashland Lake, detached family residence is sure to impress, boasting five double bedrooms, a home office and a south facing rear garden!

Popular residential location within close proximity to Central Milton Keynes, MK1 Shopping Park, Caldecotte Lake and Bletchley train station with rail links into London Euston in under 40 minutes.

Welcoming entrance hall boasting an under-stairs storage cupboard, access to a guest WC and stairs rise to the first floor.

The modern kitchen benefits from a host of eye and base level units, work-surface with a matching up stand, a stainless steel sink, a double oven, a single oven, a five-ring gas hob, an integrated microwave, dishwasher, washing machine and fridge freezer.

The beautifully appointed sitting room is situated to the front elevation.

Stairs rise to the light first floor landing providing access to the naturally light dual aspect living room with balcony to the rear elevation and stairs rise to the second floor.

Two out of the five double bedrooms are situated to the first floor with bedroom two offering an ideal guest room benefitting from an ensuite shower room.

Second floor landing leading to the main and two further double bedrooms and an additional bathroom.

Impressive main bedroom boasting a dual aspect flooding the room with an abundance of natural light and a modern ensuite shower room. The ensuite features a shower cubicle, wash hand basin and a low-level WC.

The delightful garden boasts a desirable south facing aspect and features a generous timber deck. Access to the front elevation and a side door to the home office.

Fantastic garage with partial conversion including home office space with power, lighting and a door leading from the garden.

Offers over £500,000



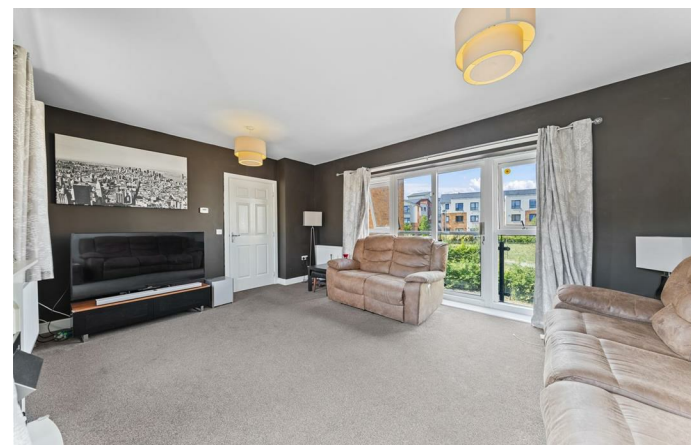
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3



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>                          |                         |           |
| (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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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