



42 Clifton Moor  
Milton Keynes, MK5 6GA



William Coulson  
Partnered With  
**Simpsons**  
Property Experts



### "A Firm Favourite"

Situated in an established residential location and built in 2005, this impressive and detached residence is in excellent decorative order throughout and boasts four bedrooms, a spacious garden and a single garage!

Conveniently located within walking distance to The Hazeley Academy, Medbourne Community Pavilion and Central Milton Keynes train station just a short away with direct links to London Euston.

Entrance through the front door leading into the inviting and welcoming entrance hall with attractive flooring and a central staircase flows up to the first-floor landing.

Spacious living room in excellent decorative order with a bay window and French doors opening out to the rear garden.

Open plan kitchen/dining room comprising tiled flooring, ample space for a dining table and chairs, a host of eye and base level fitted units, work surfaces, a stainless steel one and a half bowl sink, an electric oven, a four ring gas hob, an integrated fridge/freezer, an integrated dishwasher and washing machine.

Guest WC with tiled flooring, and a white two-piece suite.

First floor landing with access to the attic via a hatch, and the airing cupboard with a hot water cylinder.

Impressive main bedroom with a window to the front elevation, ample space for wardrobes and a fantastic ensuite shower room. The ensuite comprises ceramic tiled flooring, a low-level WC, a wash hand basin, and a shower cubical.

Three further bedrooms, with bedrooms three and four overlooking the rear garden.

Family bathroom comprising ceramic tiled flooring, and a white three-piece suite to include a low-level WC, a wash hand basin, a panel enclosed bath with a shower attachment.

Single garage with an up and over door and benefitting from off road parking.

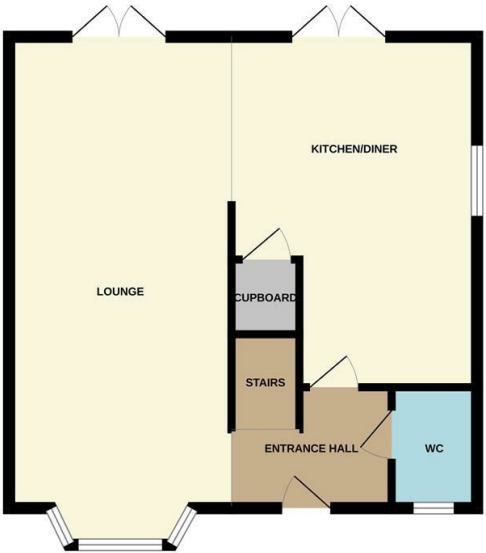
The rear garden is of a good size for a property of this age. A spacious patio leads from the rear doors offering the ideal space to sit out and enjoy the best of the days sun.



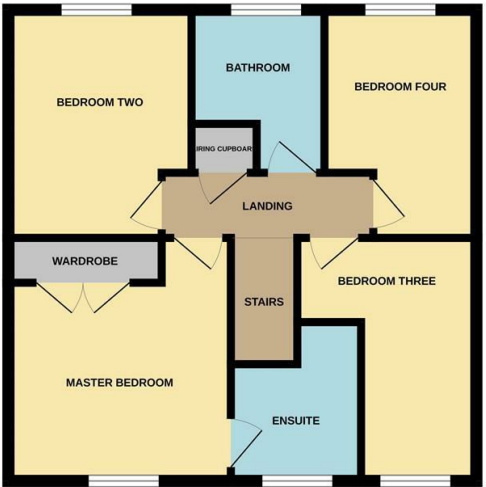
## Offers over £550,000



GROUND FLOOR



1ST 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>	75	80
(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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