



18 Levens Hall Drive

Milton Keynes, MK4 4FL



William Coulson

Partnered With

**Simpsons**  
Property Experts



### "Three Storey Dream!"

...to form this impressive three-storey detached residence, situated in a popular and established residential location within walking distance to local amenities and boasting generous proportions throughout, four bedrooms, two en suites, a detached garage and a well-presented garden!

Entrance through the front door leading into the inviting entrance hall with stairs flow up to the first-floor landing with access to the living room and kitchen/dining room.

Light and airy living room of a good size and boasting french doors to the rear garden, with a feature fireplace.

Spacious kitchen/dining room comprising ceramic tiled flooring, a host of eye and base level fitted units, work surfaces, a stainless steel one and a half bowl sink with a drainage board, an electric oven, a five ring hob with extractor over, integrated washing machine, dishwasher and space for fridge/freezer.

Rear hallway with access to the rear garden guest WC.

First floor landing with access to the airing cupboard and stairs flowing up to the second-floor landing.

Spacious main bedroom situated on the first floor with a window to the rear elevation injecting natural light with an en suite shower room. The en suite comprises ceramic tiled flooring and walls, a heated towel rail, a low-level WC, a wash hand basin and a shower enclosure with a fitted shower over.

Fourth bedroom currently utilised as a study.

Family bathroom comprising ceramic tiled flooring, a heated towel rail and a white three-piece suite to include a low-level WC, a wash hand basin and a freestanding bath with a floor standing bath shower mixer tap.

Two further bedrooms are located on the second floor, both spacious double bedrooms.

Shower room comprises ceramic tiled flooring and walls, a low-level WC, a pedestal wash hand basin and a corner shower cubical with a fitted shower over.

Detached single garage with a manual up and over door and benefitting from power and light.

## Offers over £475,000



4



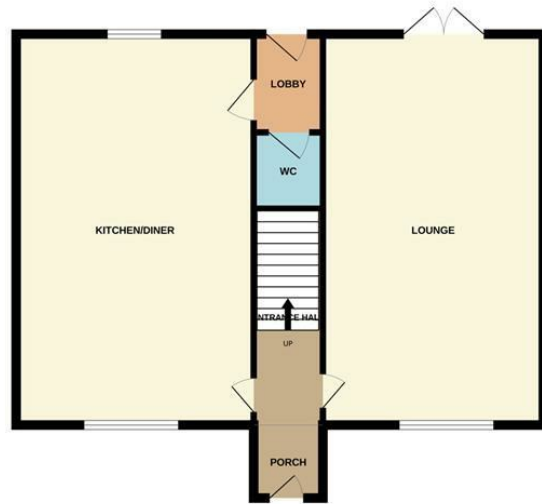
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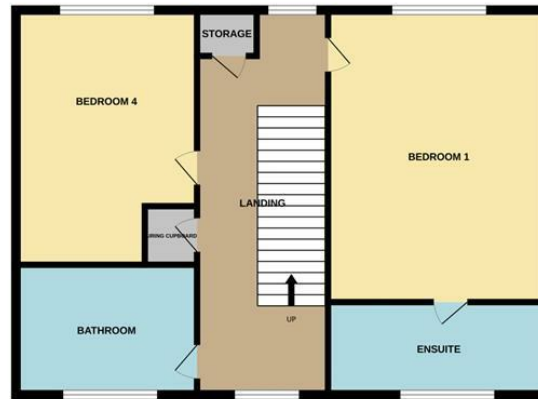
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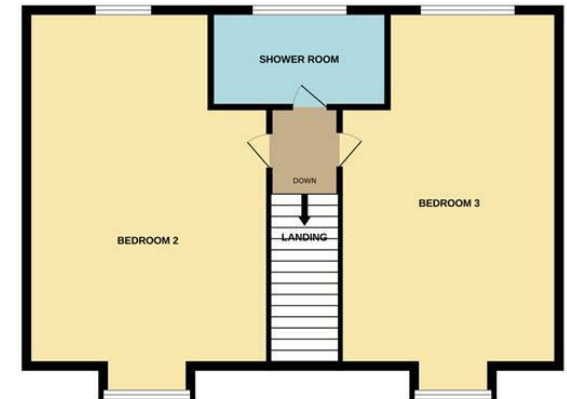
GROUND FLOOR



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	

75

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