



53 London Road
Milton Keynes, MK5 8AF



William Coulson
Partnered With
Simpsons
Property Experts

"Location and Design Combine..."

...to form this impressive and extended semi-detached property, situated on a highly desirable road in Loughton and boasting generous proportions throughout, four bedrooms, off road parking and a private rear garden!

The property is offered for sale with No Chain!

Conveniently located within walking distance to Loughton Primary School and Denbigh Secondary School, the train station with excellent commuter rail links into London Euston, and the city centre with a variety of shops and restaurants.

Entrance through the timber front door leading into the inviting entrance hall with luxury vinyl flooring.

Spacious kitchen/breakfast room with attractive flooring, ample space for a breakfast table and chairs. The kitchen comprises a host of eye and base level fitted units, work surfaces, a stainless steel sink, integrated oven, an induction hob, space for washing machine, tumble dryer, dishwasher and fridge/freezer.

Separate ground floor bedroom with ensuite shower room. The room offers the potential to also be utilised as a playroom or study if a buyer desired.

Dining room with solid wood flooring, ample space for a large dining table and chairs, and French doors open out to the side elevation and stairs flow up to the first-floor landing.

Beautifully decorated and impressively proportioned extended living room boasting bifold doors to the rear elevation injecting an abundance of natural light.

The first floor comprises three bedrooms, two of which are double in size with the main benefitting from a Juliette balcony and ensuite shower room.

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

The property features a neat and attractive frontage comprising a gravelled driveway with off road parking with a paved pathway leading up to the front door.

£475,000



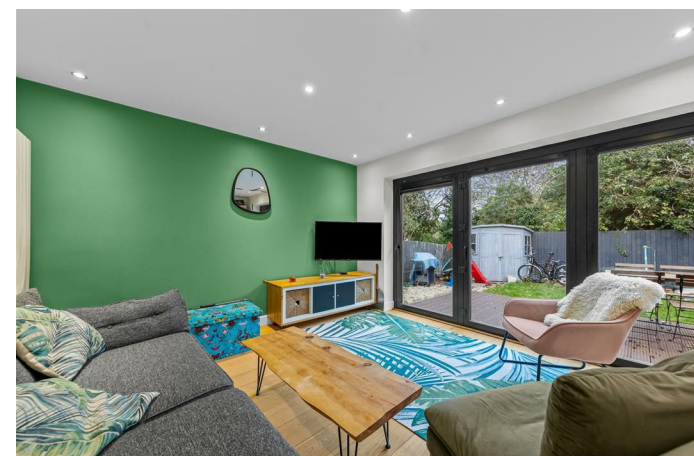
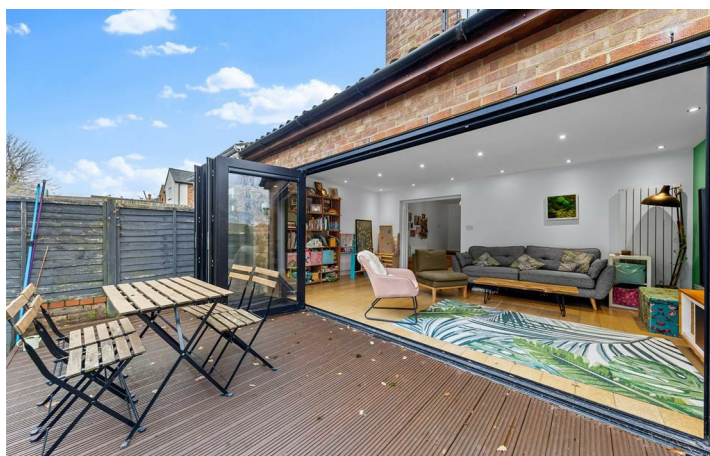
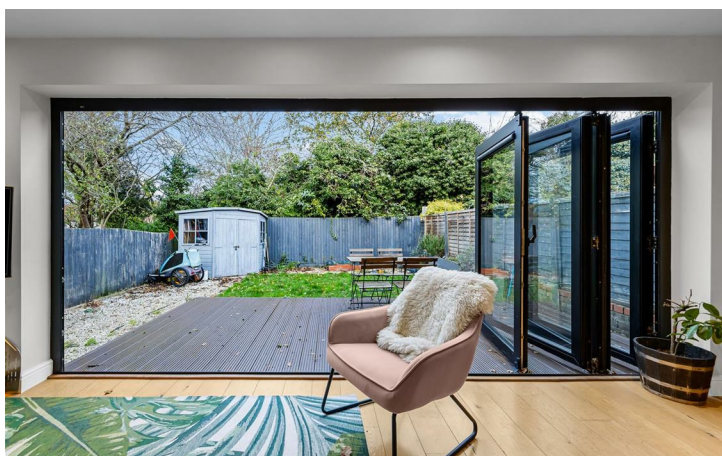
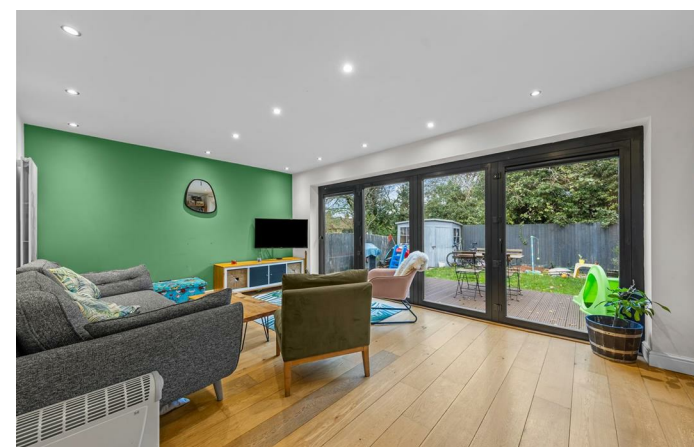
4



2



2





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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given. Made with Metaphor ©2022.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





William Coulson
Partnered With
Simpsons
Property Experts

Tel: 01908 040289

Email: william.coulson@simpsonspropertyexperts.co.uk

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

