



31 Friesland Avenue  
Milton Keynes, MK8 1DX



William Coulson  
Partnered With  
**Simpsons**  
Property Experts

"A Firm Family Favourite!"

Occupying a desirable position close to the neighbouring Whitehouse Junior Park, Watling Academy, and Watling Primary School, this fantastic detached residence is a firm family favourite, boasting a flexible layout, five double bedrooms, and a double garage!

The property offers a sought-after location within close walking distance of the Watling Academy, Watling Primary School, local parks, the city centre just a short drive away providing access to the train station and other local amenities.

The living room features a bright dual aspect, allowing natural light to pour in throughout the day, with French doors opening directly onto the west-facing garden perfect for indoor-outdoor living.

The spacious kitchen/dining room is designed for both everyday family life and entertaining. Featuring tiled flooring and ample space for a dining table and chairs, it connects seamlessly to the utility area. The kitchen is fitted with a comprehensive range of wall and base units, complemented by quartz work surfaces with matching upstand and a one-and-a-half bowl sink with mixer tap. Integrated appliances include a double oven, five-ring gas hob, fridge-freezer, washing machine, and dishwasher.

Stairs lead to a naturally bright first-floor landing, enhanced by a front-facing window and a further staircase rising to the second floor.

Three of the five bedrooms are located on the first floor, all of which are generously sized doubles.

The main bedroom features a built-in wardrobe and an ensuite shower room complete with a shower cubicle, a wash hand basin and a low-level WC.

Family bathroom comprising tiled flooring, ceramic wall tiling and a three-piece suite to include a panel bath, wash hand basin and a low-level WC.

The second-floor landing provides access to two further well-proportioned double bedrooms, one of which benefits from a second ensuite shower room.

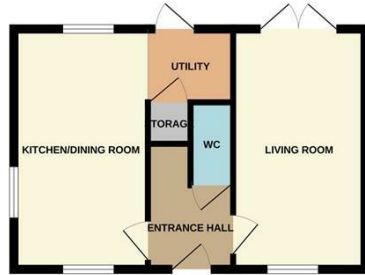
Single garage with an up-and-over door, plus off-road parking for multiple cars.

£575,000

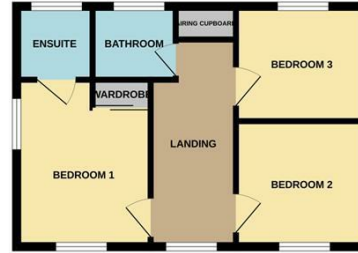
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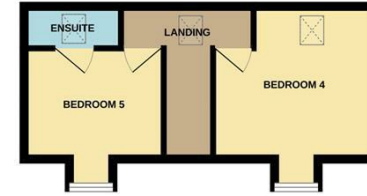
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	85	
(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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