



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



5



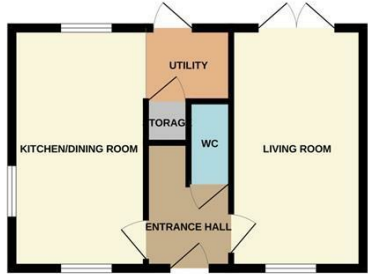
3



1



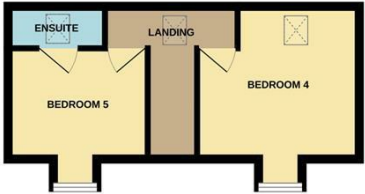
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given
Made with Metropix ©2026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(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>

