



4 Hillcrest Close  
Milton Keynes, MK5 8BJ



William Coulson  
Partnered With  
**Simpsons**  
Property Experts

"A Location, Interior and Proportions to Impress!"

We welcome you to experience this simply sensational residential property, which is impeccably presented and provides a super floor plan.

Located in a highly sought after residential area that is within walking distance to the local park with children's play area, Loughton primary school, city centre and train station which offers excellent commuter links into London.

The generous entrance hall offers an impressive and grand feel, featuring a stunning staircase rising to the first-floor landing. The entrance hall accommodates a guest WC.

The generous kitchen/breakfast room providing a fantastic entertaining room with ample space for a breakfast table and chairs. The kitchen comprises of a range of eye and base level units, a roll top Corian work surface with matching upstand, a one and a half bowl sink, centralized island, induction hob with extractor ceiling hood over. There is also an integrated electric ovens, fridge/freezer and dishwasher. The utility room comprises an array of eye and base level units, a work surface with under mount sink and space for both a washing machine and tumble dryer, and a side door access.

The beautifully appointed living room, featuring a feature fireplace with multi fuel burner and a bay window situated at the front of the property. To the rear of the living room is a sitting room, which could also be used as a study or children's playroom.

Extended family room boasting bifold doors to the rear garden. The formal dining room boasts a bay window to the front elevation.

Stairs rise to a generously sized first floor landing with a loft hatch with access to a partially boarded attic. The residence has five double bedrooms, four with fitted wardrobes and well-presented décor. The impressive principal bedroom boasts a fantastic size with an array of fitted wardrobes and an ensuite shower room.

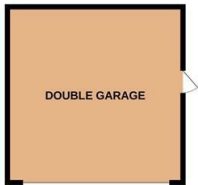
The rear garden has been beautifully maintained, with the addition of a large patio.



Offers over £1,000,000



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>                            | 69                         | 74        |
| (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<br>2002/91/EC |           |





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