



55 Ashford Crescent  
Milton Keynes, MK8 0LZ



William Coulson  
Partnered With  
**Simpsons**  
Property Experts

"Plot, Position & Proportions To Impress!"

Set within one of Milton Keynes most desirable roads, Ashford Crescent in Grange Farm, this six bedroom detached family home is sure to impress with its large proportions, private gated access and modern condition.

Entrance is gained via the timber front door leading to the stunningly sized yet welcoming entrance hall with access to the open plan kitchen/breakfast area, separate dining room, living room, study, guest WC and stairs rising to the first floor.

The modern kitchen/breakfast room is fitted with an array of eye and base level units and is complete with granite worktops, range cooker with gas hob, dishwasher, American fridge-freezer, dual-zone wine coolers, and premium appliances.

The living room offers a fantastic space for a large sofa and furniture and conveniently provides access to the rear garden via patio doors.

Bright and airy dining room offers a pleasant place to sit and enjoy food with the family, overlooking the well maintained rear garden.

Guest WC conveniently provides low level WC and wash hand basin.

The first floor accommodates four double bedrooms benefitting from an ensuite, a sun room which can be accessed via the second bedroom or landing that can also access the balcony to the front aspect, utility room and stairs to the second floor landing.

The top floor provides the master bedroom boasting an abundance of storage, ensuite featuring his and hers sink, low level WC and spa bath. Additionally, there is another bedroom which can also be used as a dressing room with its own ensuite.

The exterior offers gated access to the block paved driveway that can securely park up to six vehicles, double integral garage with power and lighting. The private rear garden is enclosed by wood panel fencing and is laid to lawn with a large patio and decking area and outbuilding.

Guide price £1,500,000

 6  5  4





**TOTAL: 3903 sq. ft**  
 Ground floor: 1468 sq. ft, 1st floor: 1714 sq. ft, 2nd floor: 721 sq. ft  
 EXCLUDED AREAS: DOUBLE GARAGE: 276 sq. ft, UTILITY: 46 sq. ft, BALCONY: 50 sq. ft,  
 LOW CEILING: 321 sq. ft, " ": 32 sq. ft, WALLS: 327 sq. ft



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            | <b>81</b>                  | <b>81</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<br>2002/91/EC |           |





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