



10 The Ryding  
Milton Keynes, MK5 7FW



William Coulson  
Partnered With  
**Simpsons**  
Property Experts

"Proportions To Impress"

Within walking distance to the Long Meadow School, this fantastic, detached family residence is sure to impress, boasting four double bedrooms, two en-suite shower rooms, a double garage and block paved driveway!

Welcoming entrance hall boasting access to a guest WC and stairs rise to the first floor.

Formal dining room/study positioned to the front elevation offering ample space for a large dining table and chairs.

Spacious kitchen/dining room boasting tiled flooring, space for a dining table and chairs and a doors leading to the utility room.

Kitchen benefits from a host of eye and base level units, work-surface with a tiled splash back, stainless steel sink, a double oven, an induction hob, an integrated dishwasher and an integrated fridge/freezer.

Utility room comprising continued tiled flooring, work-surface, eye and base level units, a stainless steel sink, space for a washing machine and dryer and access to the rear garden.

A second reception room to the front elevation with potential to be used as a playroom or study.

Stairs rise to a naturally light first floor landing providing access to the living room, the main bedroom and stairs rise to the second floor.

Beautifully appointed living room with a dual aspect and bay window flooding the room with an abundance of natural light.

Impressive main bedroom boasting a Juliet balcony, built wardrobe and an en-suite shower room. The en-suite features floor and wall tiling, a shower cubicle, a wash hand basin and a low-level WC.

Second floor landing leading to three further double bedrooms, an additional bathroom and an airing cupboard.

The bathroom comprises ceramic floor and wall tiling and a white three-piece suite. The suite incorporates a panel enclosed bath with a shower over, a pedestal wash basin and a low-level WC.



Offers over £500,000



GROUND FLOOR



1ST FLOOR



2ND FLOOR



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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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