



3 Ardys Court  
Milton Keynes, MK5 8AH



William Coulson  
Partnered With  
**Simpsons**  
Property Experts

'Impressive Proportions in a Sought-After Location'

Nestled on a desirable road in the sought-after village of Loughton, this charming and spacious detached family home is set on a generous plot. The property offers four well-proportioned bedrooms, an open-plan kitchen/dining room, a double garage, and a well-maintained rear garden. Milton Keynes train station is within walking distance, providing direct access to London Euston.

Entrance hall offers access to study, guest WC and sitting room with stairs rising to the first floor.

Beautiful living room with a large window to the front elevation injecting an abundance of natural light with space for a large sofa offering a wonderful room to relax or entertain.

Ground floor study with a window to the front elevation. The room is perfect for those working from home but also offers the flexibility to be utilised as a playroom or music room.

Well presented kitchen/dining room with ceramic tiled flooring, decorative coving, French doors opening out and ample space for a six-seater dining table and chairs. The kitchen comprises an array of eye and base level units, integrated appliances including electric oven, gas hob, dishwasher and fridge/freezer.

Separate utility room with a door out to the rear garden, continued units from the kitchen, tiled flooring and space for a washing machine and tumble dryer.

Impressively proportioned main bedroom in excellent decorative order, with a fitted wardrobe and a fantastic en suite shower room that includes walk in shower unit, wash hand basin and low-level WC.

Three further bedrooms, all of which are double in size and benefit from fitted wardrobes.

The modern family bathroom consists of panelled bath with shower over, wash hand basin, low -level WC and towel rail.

Externally, the property offers a mature rear garden mostly laid to lawn with a patio area, a double garage with power and lighting and a block paved driveway that can park up to 4 vehicles.



Guide price £850,000





**TOTAL: 1640 sq. ft**  
 Ground floor: 874 sq. ft, 1st floor: 766 sq. ft  
 EXCLUDED AREAS: DOUBLE GARAGE: 276 sq. ft, UTILITY: 38 sq. ft, FIREPLACE: 5 sq. ft,  
 WALLS: 165 sq. ft



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>		
(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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