



5 Hillcrest Close, London Road
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 airy, kitchen/breakfast room is in excellent decorative order, providing a fantastic entertaining room with ample space for a breakfast table. The kitchen comprises of a range of eye and base level units, ceramic tiled splash backs, a roll top granite work surface, a one and a half bowl sink, rangemaster cooker with extractor hood over. There is also an integrated fridge/freezer and dishwasher. The utility room comprises an array of eye and base level units, a work surface, stainless steel sink and space for both a washing machine and tumble dryer, and a side door access.

The beautifully appointed living room is situated to the front elevation.

The study and family are situated to the rear elevation offering an attractive outlook onto the back garden with bi-folding doors leading out.

The formal dining room boasts a bay window to the front elevation.

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

The rear garden has been beautifully maintained and well designed with a variety of sections.

Offers over £1,000,000



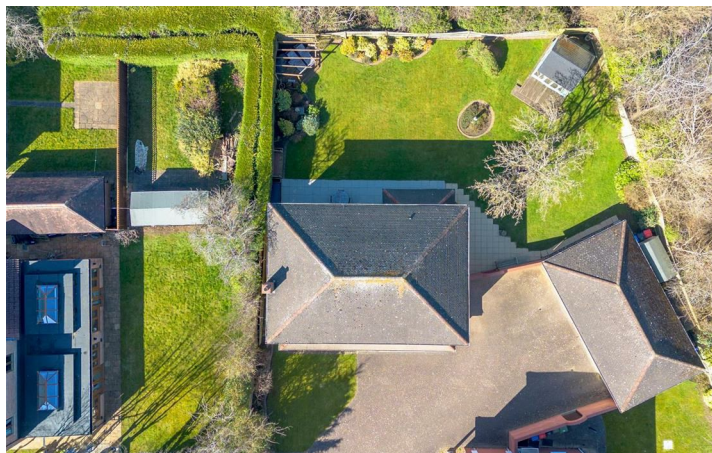
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3



2



Approximate Area = 2276 sq ft / 211.4 sq m
Garage = 324 sq ft / 30 sq m
Total = 2600 sq ft / 241.5 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	





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