



22 Leys Road
Milton Keynes, MK5 8AZ



William Coulson
Partnered With
Simpsons
Property Experts

"Rise & Shine!"

'Offers over £900,000'

Wake each morning to stunning far-reaching views and the luxury of uninterrupted outlooks over the Equestrian Centre. Set within the picturesque area of Loughton, this detached family home is sure to impress, boasting a striking open-plan layout, four double bedrooms, and a beautifully landscaped south-facing garden.

The property is within walking distance of Milton Keynes Central railway station, a local pub, and nearby countryside footpaths. The area offers excellent commuter links via the A5 and M1, as well as access to a range of both independent and state secondary schools. The nearby city of Milton Keynes provides direct rail services to London Euston in approximately 35 minutes.

The beautifully appointed bay-fronted living room is situated to the front of the property and accessed via the entrance hall. It features solid wooden flooring with underfloor heating and a charming log burner with a stone surround.

A second reception room offers excellent versatility, easily adapting to a variety of uses and is currently used as a home office. It also benefits from solid wood flooring with underfloor heating.

At the heart of the home is a fantastic open-plan kitchen/dining/family room, beautifully designed for modern living and enjoying excellent views over the rear garden. The space features attractive tiled flooring with underfloor heating, ample room for both seating and dining, and access to a separate utility room. Bi-fold doors open directly onto the garden, creating a seamless indoor-outdoor flow.

Stairs rise to an impressive, naturally light gallery landing, featuring a built-in seating area and a large window to the front elevation.

The property offers four well-proportioned double bedrooms, all presented in excellent decorative order and enjoying pleasant views to both the front and rear.



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TOTAL: 1976 sq. ft
 Ground floor: 1055 sq. ft, 1st floor: 921 sq. ft
 EXCLUDED AREAS: DOUBLE GARAGE: 331 sq. ft, UTILITY: 74 sq. ft, WALLS: 186 sq. ft



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	88	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





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