



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
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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