



14 Rathbone Close
Milton Keynes, MK8 0DT



William Coulson
Partnered With
Simpsons
Property Experts

"Room To Grow"

Situated in a popular and established residential location, just a short distance from local schools, this impressive property boasts generous proportions throughout, three bedrooms, a family bathroom, a single garage, driveway parking, and a spacious rear garden.

Conveniently located within walking distance of local schools, Crownhill Park, and a range of everyday amenities, this home is ideal for families and first-time buyers alike.

The front door opens into a entrance hall featuring laminate flooring and space for coats and shoe storage.

The well-proportioned living room benefits from a bay window to the front elevation, flooding the room with natural light, while useful under-stairs storage adds practicality.

The kitchen/dining room comprises a range of eye- and base-level units with complementary work surfaces, a stainless-steel sink and drainer, an integrated oven, gas hob, and space for a dishwasher, washing machine, and tumble dryer.

The spacious principal bedroom enjoys a window to the front elevation and offers ample space for wardrobes and additional bedroom furniture.

The family bathroom features tiled flooring, partially tiled walls, and a white three-piece suite comprising a low-level WC, wash hand basin, and panelled bath with shower over.

There are two further generously sized bedrooms, both offering excellent space and versatility.

The larger-than-average rear garden provides the perfect setting for relaxing or entertaining friends and family in the afternoon sun.

The single garage has been converted and is currently used as a home gym, with side-hinged double doors providing flexibility for a variety of uses.

Offers over £300,000



3



1



2



GROUND FLOOR



1ST 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	72	78
(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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