



1 Maybach Court  
Milton Keynes, MK5 7PD



William Coulson  
Partnered With  
**Simpsons**  
Property Experts

'Location, Location, Location'

Situated within a highly desirable residential location, in close walking distance to the Old Beams and local schools, this extended three-bedroom detached family home, is sure to impress, boasting a delightful rear garden and a double garage!

Entrance is gained through the front door into a welcoming entrance hall with under-stairs storage and stairs rise to the first floor.

Fantastic semi-open plan kitchen/dining room boasting with attractive ceramic tiled flooring, ample space for a large dining table and chairs and bi-folding patio doors offer a delightful outlook and access to the garden.

Kitchen comprises a host of eye and base level units, a wooden work-surface with a tiled splash back, a one and a half bowl sink with a mixer tap and draining board. A range of integrated appliances include a double oven, a new four ring gas hob, a dishwasher and a fridge freezer. Space and plumbing for a washing machine.

Beautifully appointed living room of a generous size featuring a bay window to the front elevation and a door into the conservatory.

Guest WC comprising ceramic tiled flooring, a wash hand basin and a low-level WC.

Stairs rise to the first floor landing with a window to the rear elevation, an airing cupboard and a loft hatch to a partially boarded attic with a drop-down ladder.

Three generous bedrooms all being double in size.

The main bedroom is positioned to the front elevation and boasts fitted wardrobes and an ensuite shower room. The shower room comprises ceramic floor and wall tiling, a double width shower cubicle, a wash hand basin and a low-level WC.

Family bathroom featuring a three-piece suite to include a panel bath with shower over, a wash hand basin and a low-level WC.

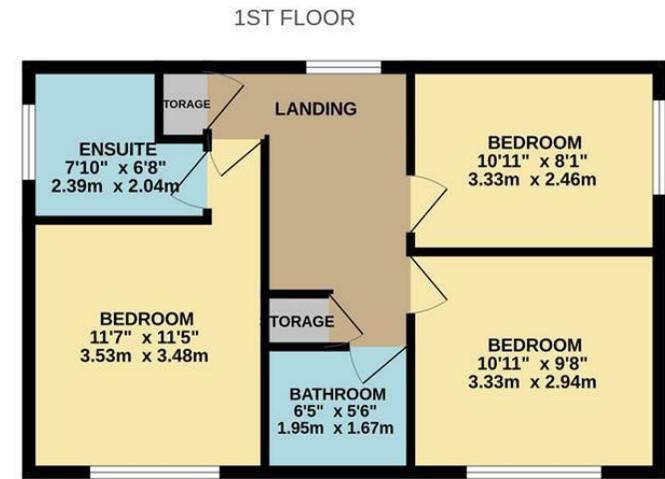
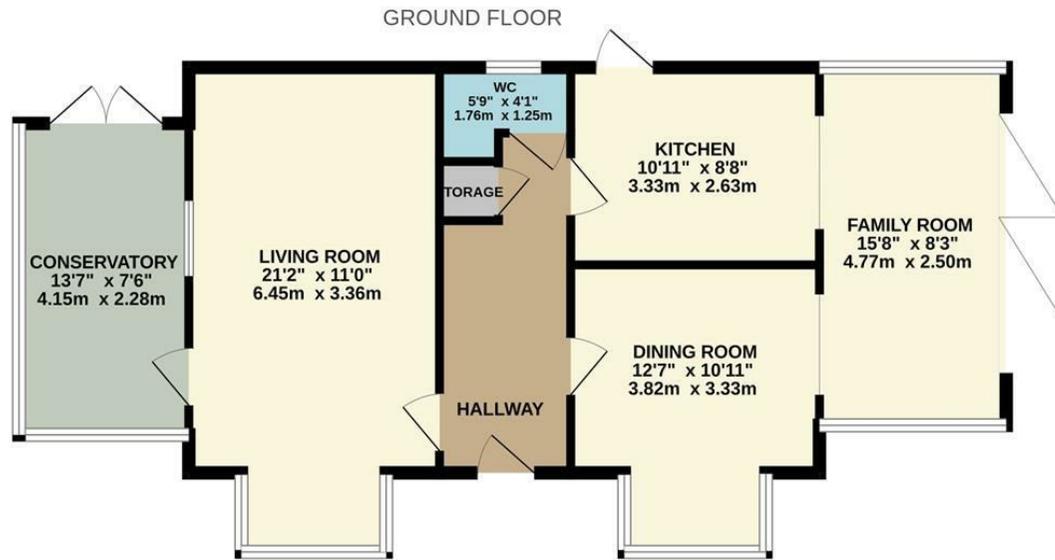
Detached double garage with two up and over door, power and lighting.

The property boasts a neat and attractive frontage with a pathway to the front front door and a driveway.



Offers over £525,000





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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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