



23 Catesby Croft  
Milton Keynes, MK5 8FH



William Coulson  
Partnered With  
**Simpsons**  
Property Experts

## "Commute Made Easy"

Situated in the ever-popular area of Loughton, this impressive property offers excellent space throughout, including three bedrooms, a rear garden, garage, and off-road parking—ideal for growing families.

Conveniently located within close walking distance of Milton Keynes Central railway station, South Loughton Valley Park, and well-regarded local schools.

The property is entered via a welcoming entrance hall, with stairs rising to the first-floor landing and access to a guest WC.

The naturally light-filled kitchen features tiled flooring, a range of eye- and base-level units, work surfaces, a drainer sink, an integrated electric oven, a four-ring gas hob, and space for freestanding appliances including a dishwasher, washing machine, and fridge/freezer.

To the rear, the spacious living/dining room benefits from large French doors opening onto the garden, wood-effect flooring, and a useful understairs storage cupboard.

The ground floor also includes a guest WC fitted with a white two-piece suite.

Upstairs, the first-floor landing provides access to an airing cupboard and loft space.

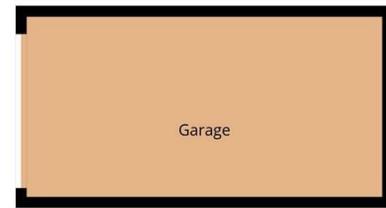
There are three bedrooms, two of which are comfortable doubles, with the third being a good-sized single ideal as a home office or nursery.

The main bedroom is well-proportioned and benefits from fitted storage.

Externally, the property offers off-road parking, a single garage, and an enclosed rear garden, mainly laid to lawn with a patio area perfect for outdoor entertaining.

£375,000





Out Of Position



Ground Floor



1st Floor

Floor Plan Created By Harper & Reid. Measurements Deemed Highly Reliable But Not Guaranteed



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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