



12 Merlin Walk  
Eaglestone, MK6 5EP



William Coulson  
Partnered With  
**Simpsons**  
Property Experts



"The Plot and Potential Combine..."

...to form this spacious bungalow situated on a good-sized plot, boasting generous proportions, off road parking, a garage and the potential to modernise throughout!

Conveniently located within close proximity to Central Milton Keynes and train station. A bus service is also available from just down the road at Eaglestone Roundabout South.

Entrance through the front door into the porch with a door leading through into the living/dining room.

Spacious living/dining room with laminate flooring, ample space for a dining table and chairs, and a door into the inner hallway.

Kitchen comprising vinyl flooring, eye and base level fitted units, roll top work surfaces, a stainless steel sink, an electric oven with gas hob, space for a washing machine, fridge and freezer, and a door leads out of the side of the property.

Two well-proportioned bedrooms, both of which benefit from being double in size.

Shower room comprising vinyl flooring, ceramic tiled walls and a white three piece suite to include a low level WC, a pedestal wash hand basin and a walk-in shower with a fitted shower over.

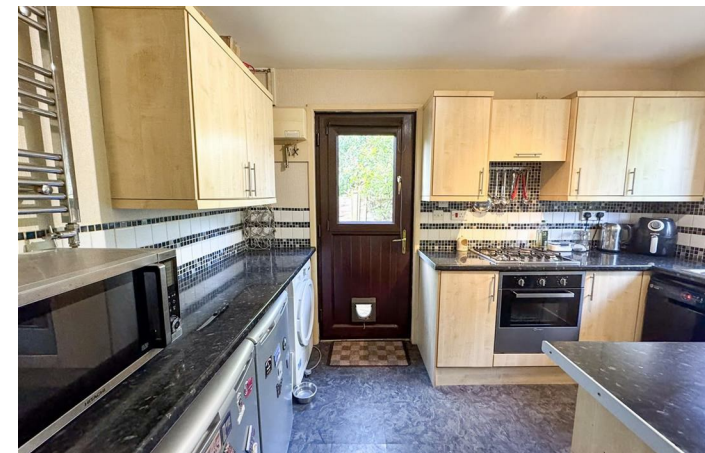
Single garage with an up and over door and benefitting from off road parking to front.

The property benefits from a neat frontage with an enclosed front garden.

The rear garden features a paved patio leading from the rear, a lawn area and a further patio offering the ideal space to catch the best of the days sun.



Offers over £260,000

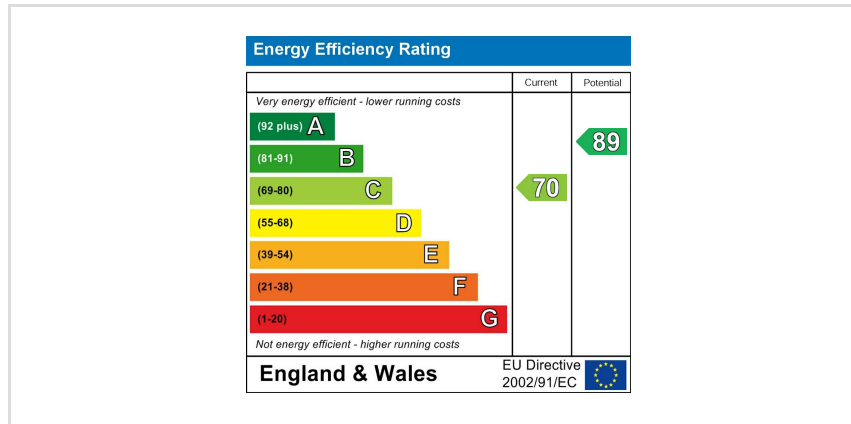




GROUND FLOOR



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