



12 Forches Close  
Milton Keynes, MK4 2BE



William Coulson  
Partnered With  
**Simpsons**  
Property Experts

### "Room To Grow"

Neatly tucked away in a quiet cul-de-sac in a desirable area, this impressive link-detached property boasts generous proportions throughout, three bedrooms, off road parking and a converted garage offering the ideal space for those working from home!

Conveniently located within walking distance to Emerson Valley school, a variety of local shops and a pub restaurant, and the train station with links into London Euston in just over 30 mins.

Entrance through the composite front door leading into the inviting entrance hall with access to the living room and converted garage.

Well-proportioned living room with a large front aspect window injecting natural light and feature wall panelling offering a focal point to the room.

Inner hall with stairs flowing up to the first-floor landing.

Kitchen dining room comprising attractive tiled flooring, a host of eye and base level fitted units, work surfaces, a ceramic sink with draining board, an electric cooker with a four-ring gas hob, space for a washing machine, tumble dryer and fridge/freezer, and a door opens out to the rear garden.

The spacious garage conversion offers the flexibility to be utilised as a study, second reception room or playroom.

First floor landing with stairs flowing up to the second floor.

Two bedrooms, both of which are double in size with the second bedroom benefitting from fitted storage.

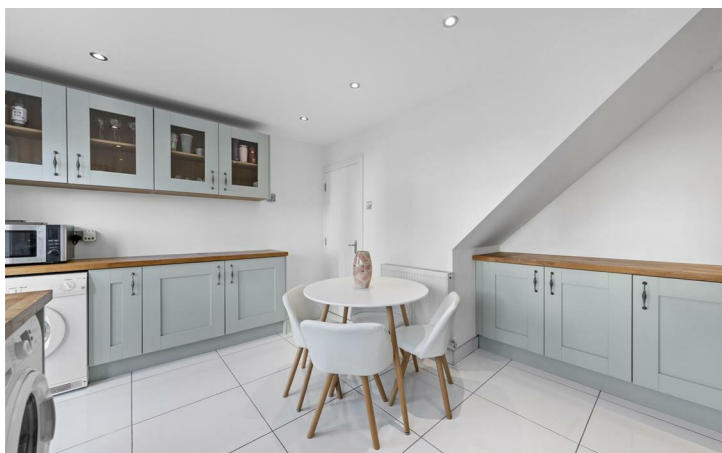
Family bathroom comprising tiled flooring, ceramic tiled walls and a white three-piece suite to include a low-level WC, a pedestal wash hand basin and a panel enclosed bath with a fitted shower over.

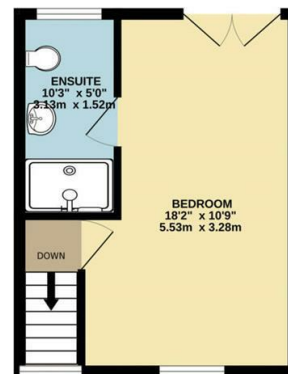
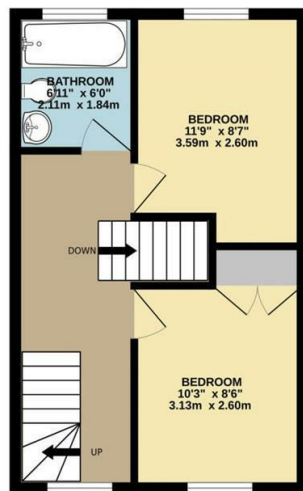
The second floor boasts a spacious main bedroom with a Juliette balcony to the rear elevation injecting natural light with an ensuite shower room. The ensuite comprises a low-level WC, a wash hand basin and a shower enclosure with a fitted shower over.

The rear garden features a lawn area and a paved patio leading from the rear doors offering the ideal space to sit out and entertain with friends



Offers over £400,000





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### 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>74</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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