

# 11 Kercroft

Milton Keynes,  MK8 8AP

William Coulson
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Calling All First-Time Buyers & Investors!

Situated in the popular residential area of Two Mile Ash, this fantastic property offers spacious accommodation throughout, including two generous double bedrooms, off-road parking and a private rear garden. The property is also conveniently located within easy reach of Milton Keynes Central Railway Station.

The property is ideally positioned within walking distance of local shops and schools, while Central Milton Keynes is just a short drive away, offering an excellent range of shopping, leisure and commuter facilities, including direct rail services to London Euston.

The property is entered via the front door into a useful entrance porch, providing space for shoes and additional storage, with access through to the main living accommodation.

The well-presented open-plan living and dining room offers generous proportions, with a front-facing window allowing plenty of natural light and ample space for both living and dining furniture.

The kitchen is fitted with a range of eye and base-level units, complemented by roll-edge work surfaces and tiled splashbacks. Further features include tile-effect flooring, a stainless-steel sink, an integrated electric oven, four-ring hob with extractor over, and space for a dishwasher, fridge/freezer and washing machine.

The first-floor landing provides access to both bedrooms, the family bathroom, airing cupboard and loft space.

There are two well-proportioned double bedrooms, both presented in good decorative order and offering ample space for bedroom furniture.

The family bathroom comprises tiled flooring and splashbacks, a low-level WC, wash hand basin and a panel-enclosed bath with shower over.

The rear garden features a decked patio area leading onto a lawn, providing an ideal space for outdoor dining, entertaining and enjoying the sunshine.

To the rear of the property is the added benefit of off-road parking.

£250,000

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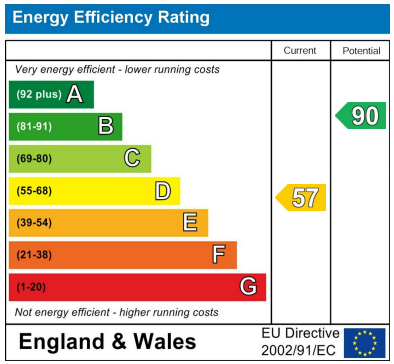
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**Total: 636 sq. Ft, 59 m2**
Ground Floor: 324 sq. Ft, 30 M2, 1st Floor: 312 sq. Ft, 29 m2
Excluded Areas: Walls: 53 sq. Ft, 5 m2

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








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