



**St. Dunstons, Coffee Hall, Milton Keynes, MK6**

Milton Keynes

Offers Over  
**£250,000**

Bedrooms: | Bathrooms: | Receptions:  
2 | 1 | 3

Council Tax Band: B

Tenure: Freehold

Property Type: Terraced Bungalow

- Two bedroom bungalow with flexible layout
- Lounge can be used like a third bedroom.
- Large private front garden
- Small low maintenance rear garden
- Large shed and separate storage building
- Parking to the front of the home
- Around a 3 minute walk to Golden Drive bus stop with links to Bletchley and Central Milton Keynes
- Around a 5 minute walk to local One Stop, plus quick drives to Xscape, Milton Keynes Hospital, and the train station
- Being Sold by EXP UK Secure Sale (BUY IT NOW Option Available) – Reservation Fee Applies
- EG1332



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Set within Coffee Hall, Milton Keynes, this spacious two bedroom bungalow offers a flexible layout that can work as a three bedroom home if needed, along with great outside space, parking, and excellent storage.

Inside, there are two proper double bedrooms, plus a separate lounge that can be used as a third bedroom, noting it does not have a window. The main living space is a generous living room with dining area, giving you plenty of room for relaxing and entertaining, while the fitted kitchen sits adjacent to the bathroom and hallway for a practical day to day setup. There is also a useful front porch with a store cupboard, plus an additional internal storage room for household essentials.

Outside, the rear garden is small and low maintenance, while the large private front garden is a real standout. A large shed and storage building provides superb extra space, ideal for bikes, tools, workshop use, or secure storage. Parking is available to the front of the home.

The location is ideal for commuters and anyone wanting easy access to key amenities, with Xscape around a 5 minute drive away, Milton Keynes Hospital around a 4 minute drive, and Milton Keynes train station around an 8 minute drive. Golden Drive bus stop is around a 3 minute walk away, with transport links to Bletchley and Central Milton Keynes. For day to day convenience, a local One Stop is also around a 5 minute walk away.

#### Photo Disclaimer

Please note that some images have been digitally enhanced and may include virtual staging, edited finishes, or improvements such as changes to furniture layout, flooring, carpets, and landscaping to demonstrate how the property could look when fully furnished or presented. These images are for illustration purposes only and do not represent items included in the sale. If you are travelling from a distance, we recommend arranging a virtual viewing or contacting us prior to your journey to ensure everything is arranged for your visit

This Property is Being sold by EXP Secure Sale.

Secure Sale is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact EXP UK to view these documents.

When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £7,475 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the EXP UK Team.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Ethan Gaulter  
Local Estate Agent  
01908 464 950  
Ethan.Gaulter@exp.uk.com  
<https://ethangaulter.exp.uk.com>

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