



To arrange a viewing  
please call 01908 675747

Offered CHAIN FREE & IMMACULATEDLY PRESENTED with SPACIOUS LIVING AREAS, BALCONY, FOUR DOUBLE BEDROOMS and an ENSUITE TO THE MASTER plus a UTILITY and PRIVATE REAR GARDEN. All located in an INCEDIBLE LOCATION in a FANTASTIC SCHOOL CATCHMENT area.

In further detail, this incredible family home briefly comprises of an entrance hall, living room, bedroom/study and a separate utility and cloakroom to the ground floor. The first floor offers a very spacious kitchen/diner with balcony, cloakroom and and bedroom two. The second floor boasts an incredible master bedroom with built in wardrobes and ensuite shower room with bedroom three and a family bathroom. Outside has a private and enclosed rear garden, mainly laid to lawn and to the front is driveway parking for two cars.

- PRIVATE REAR GARDEN
- FOUR DOUBLE BEDROOMS
- PARKING FOR TWO CARS
- HIGHLY SOUGHT-AFTER AREA
- EN-SUITE TO MASTER
- CLOAKROOM

## LOCATION: WESTCROFT

Westcroft is located to the West of the city and incorporates a large district shopping area with a Morrisons supermarket, a library and other large retail units. Westcroft also has a playing field in the centre and an extensive area for children to play. Schools near to the area include Emerson Valley Junior and Shenley Brook End School for Secondary Education.

## GROUND FLOOR

### Entrance Hall

Living Room  
14'7" x 11'10"

Utility Area  
6'2" x 5'2"

Bedroom/ Study  
7'4" x 6'9"

## FIRST FLOOR

### Landing

Kitchen/Diner  
14'9" x 13'8"

### Balcony

Bedroom 2  
10'7" x 8'2"



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Cloakroom

SECOND FLOOR

Landing

Master Bedroom

12'6" x 10'5"

En-suite

Bedroom 3

10'9" x 7'3"

Bathroom

OUTSIDE

Driveway Parking

For Two Cars

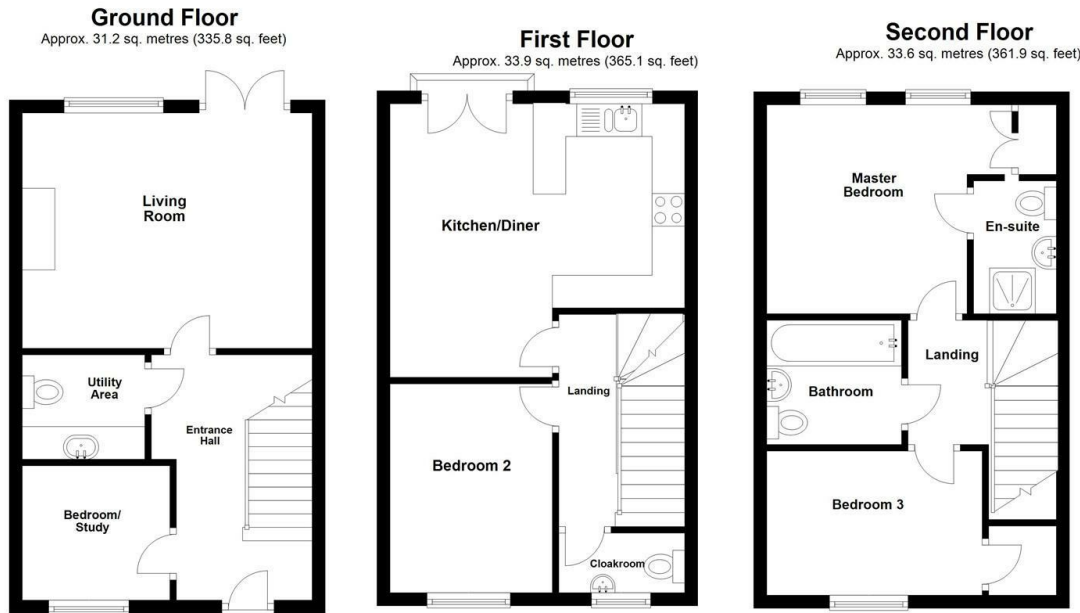
Private Rear Garden



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Total area: approx. 98.7 sq. metres (1062.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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	

### Draft Details

These details have been submitted to our clients but at the moment have not been approved by them. We therefore, cannot guarantee their accuracy and they are distributed on this basis. Please ensure you have a copy of our approved details before committing yourself to any expense.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we shall be pleased to check any information for you. Do so, especially if travelling any distance to view the property.

The mention of any appliances and/or services within these details does not imply they are in full and efficient working order.

Any plans included within these details are a GUIDE TO THE LAYOUT OF THE PROPERTY ONLY and are NOT DRAWN TO SCALE. Dimensions are approximate.

### Mortgage Information

We can offer independent mortgage advice. Please call us to discuss your requirements. Your home may be repossessed if you do not keep up repayment on your mortgage or any loans secured on it.

### Property Valuations

We have some of the most experienced property valuers in Milton Keynes and would welcome the opportunity to carry out a VALUATION and MARKET APPRAISAL of your home.

### Viewing Arrangements

Please call us to make an appointment to view this property.

Monday to Friday 9.00 am - 6.00 pm  
Saturday 9.00 am - 4.00 pm  
Sunday CLOSED

