



To arrange a viewing  
please call 01908 675747

This WELL PRESENTED home in the HIGHLY POPULAR AREA of EMERSON VALLEY benefits from a RECENTLY RENOVATED BATHROOM, LARGE CONSERVATORY, SPACIOUS KITCHEN/DINER and a SINGLE GARAGE with DRIVEWAY PARKING for TWO VEHICLES.

- Desirable Location
- Three Bedrooms
- Large Rear Garden
- Great School Catchment
- Single Garage & Parking
- Over 800 SQFT

#### Location: Emerson Valley

Emerson Valley is a residential area situated in South West Milton Keynes. It takes its name from two farms called Emerson Farm and Valley Farm, which stood on the land before the new development. Emerson Valley encompasses paths and horse trails, streams, children's play areas, a viewing mound and a recently constructed rugby club with pitches. Schools within the area include Emerson Valley Combined School, with Lord Grey in Bletchley or Shenley Brook End School providing secondary education.

#### Ground Floor

#### Entrance Hall

Kitchen/Dining Room  
14'7" x 9'2"

Living Room  
15'6" x 9'7"

Conservatory  
12'5" x 9'6"

#### First Floor

#### Landing

Main Bedroom  
12'0" x 8'11"

Bedroom 2  
12'3" x 8'0"

Bedroom 3  
7'1" x 7'1"

Bathroom  
6'6" x 6'3"

#### Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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

