



Froxfield Court, Emerson Valley, MK4 2DH

5 Froxfield Court
Emerson Valley
Buckinghamshire
MK4 2DH

Offers In Excess Of £700,000

A modern four bedroom detached family home with two en suite bath/shower rooms, three reception rooms, a swimming pool, and a double garage, situated in the popular area of Emerson Valley.

This property has been greatly improved by the current owners, who have owned the property for approximately 25 years. The accommodation comprises, entrance hall, cloakroom, living room, dining room, conservatory, study, kitchen/breakfast and a utility room to the ground floor. The spacious first floor offers, a large master bedroom with a five piece en-suite and wardrobes, an en-suite to bedroom two, two further double bedroom and the family bathroom. To the exterior, there is a double width driveway and double garage to the front, plus a swimming pool in the rear garden.

- AN EXTENDED FOUR BEDROOM DETACHED FAMILY HOME
- THREE RECEPTION ROOMS
- STUNNING MASTER BEDROOM SUITE WITH VAULTED CEILING
- EN-SUITE TO BEDROOM TWO/GUEST BEDROOM
- KITCHEN/BREAKFAST
- SWIMMING POOL
- CONSERVATORY
- DOUBLE GARAGE
- GREATLY IMPROVED BY THE CURRENT OWNERS





Ground Floor

The property is entered via a UPVC double glazed front door into the entrance hall. Stairs rise to the first floor landing. Doors lead off to the living room, dining room, kitchen/breakfast room, study and cloakroom. The cloakroom has a suite comprising low level w.c. and wash hand basin. Obscure double glazed window to the side aspect.

The living room is located to the front of the property with a walk-in box bay window to the front aspect. Further window to the side. Feature fireplace. The dining room opens onto the conservatory which gives a full view of the rear garden and swimming pool. The conservatory is of UPVC and brick construction with double glazed French doors opening onto the sun terrace. The re-fitted kitchen/breakfast room is located to the rear of the property and overlooks the rear garden. It has been fitted in a range of contemporary units to wall and base levels with quartz worksurfaces over and an inset sink/drain. Appliances include a free-standing range cooker with extractor hood over, integrated dishwasher, and an American style fridge/freezer. There is a seating area with a fitted island. Double glazed French doors open onto the rear garden. A door leads to the utility room comprising inset sink/drain and plumbing for a washing machine. Door to the double garage. The study has a double glazed window overlooking the front of the property.

First Floor Landing

Window to the side aspect. Fitted cupboard. Doors to all rooms.

The master bedroom suite is a dual aspect room with three windows to the front aspect and a window overlooking the rear garden. Fitted wardrobes. Vaulted ceiling. Door to the re-fitted en-suite comprising low level w.c., his and hers wash hand basins set in a vanity worktop with drawers under, shower cubicle, panel bath, and wall-mounted television. Heated towel rail. Bedroom two has a walk-in box bay window to the front aspect. Re-fitted en-suite comprising low level w.c., his and hers wash hand basin set in a vanity worktop, shower cubicle and low level w.c. Heated towel rail. Obscure double glazed window to the front aspect. Bedrooms three and four are of double size and have windows overlooking the rear garden.

The family bathroom has a suite comprising low level w.c., wash hand basin set in vanity unit with drawers under, and a panel bath. Obscure UPVC double glazed window to the rear aspect. Heated towel rail.

Gardens & Garage

The front garden is laid to lawn with steps leading up to the front door. Double width block paved driveway offering off-road parking for two vehicles.. Integral double garage with up and over doors, power and light connected. Personal door leading to the rear of the garden.

The rear garden is fully enclosed with a kidney shape heated swimming pool. Pump house with filtration system and pump heater. Brick retaining planted borders, an outside bar area, making this outside space enjoyable for entertaining.

Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Milton Keynes Council.

Council Tax Band: Band E.

Location - Emerson Valley

Emerson Valley is a popular location on the sought after western flank of Milton Keynes. There is a good mix of residential housing and open park spaces with plenty of play areas and attractive walks for families; Furzton Lake and Howe Park Woods are also nearby. Westcroft District Centre has a large supermarket plus further range of shops, eateries, doctors and dentist surgeries. Howe Park School and Emerson Valley School are located within the estate and Shenley Brook End secondary school is in close proximity.

Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

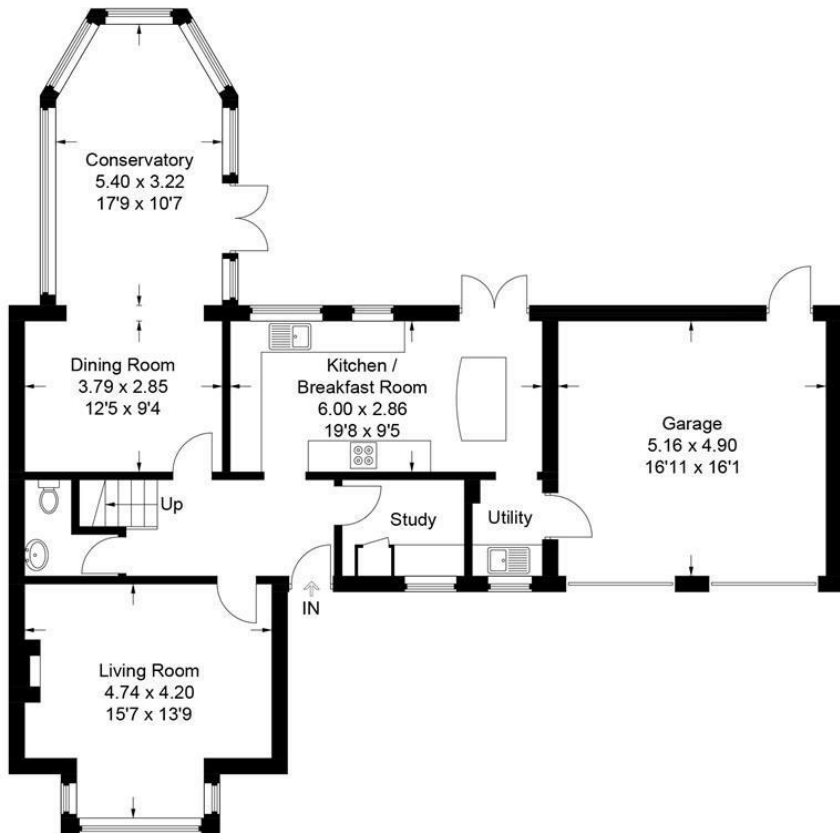
Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.

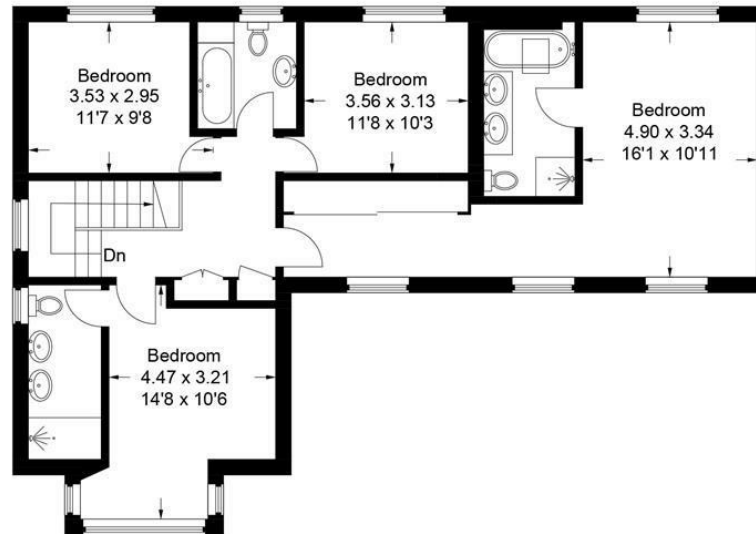




Approximate Gross Internal Area
 Ground Floor = 112.6 sq m / 1,212 sq ft
 First Floor = 88.0 sq m / 947 sq ft
 Total = 200.6 sq m / 2,159 sq ft



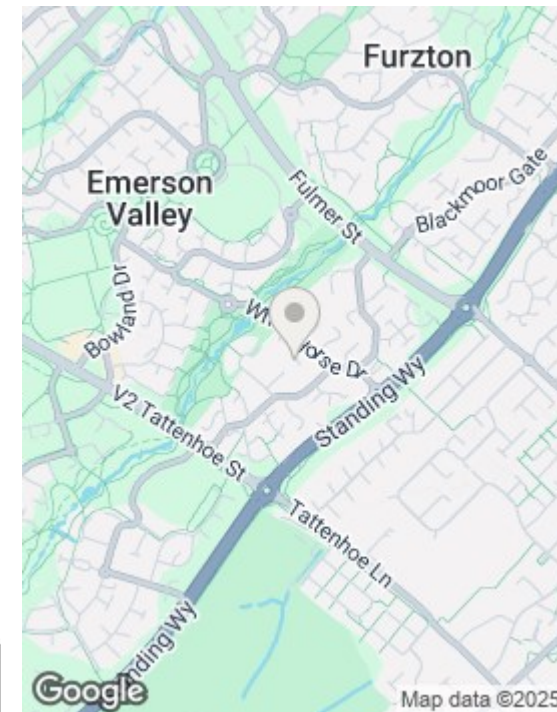
Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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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		62	72
		EU Directive 2002/91/EC	

