



Cauldwell

PROPERTY SERVICES



30 Bowland Drive, Milton Keynes, MK4 2DN

£575,000

CAULDWELL are pleased to offer for sale a well presented detached family home, situated within the popular Emerson Valley area. The accommodation briefly comprises; entrance hall, downstairs cloakroom, refitted kitchen/breakfast room with integrated appliances, utility room, study, dining room with French doors to rear garden, lounge with box bay window, first floor, refitted en-suite shower room, four bedrooms and a refitted family bathroom. Outside there is a double garage and a rear garden. Council tax band E. Energy rating C

Situated towards the south west of Milton Keynes, within easy access of the A421 taking you to M1 J13 or the M40. The location is popular with families as it is in the catchment of Ofsted rated good' schools with Howe Park infant school, Emerson Valley Middle school and Shenley Brook End secondary school all serving the area. There are two convenience shops on the estate one of which has a post office attached, also a Chinese Takeaway and Indian Restaurant. Westcroft district centre is on the adjacent estate where you will find a supermarket, chemist, doctors surgery, hairdressers and Library. Emerson Valley also benefits from Tattenhoe Valley Park which runs through the middle of the estate and leads to Furzton Lake and to Tattenhoe.

ENTRANCE HALL

Front entrance door. Stairs to first floor. Understairs storage cupboard. Door to re-fitted cloakroom, study, living room and kitchen/breakfast room. Coving to skimmed ceiling. Radiator.

CLOAKROOM

Re-fitted suite comprising low level wc and wash hand basin with storage cupboard surround. Extractor.

KITCHEN/BREAKFAST ROOM 14'9" x 9'11" (4.50 x 3.02)

Re-fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer unit Built in oven and microwave, five ring hob and extractor hood. Built in dishwasher. Under unit lighting. Two double glazed windows to rear. Splash back tiling. Door to dining room. Radiator. Door to utility room. Coving to skimmed ceiling with inset lighting.

UTILITY ROOM

Re-fitted with a range of wall and base units with worksurfaces incorporating sink. Plumbing for washing machine and space for fridge freezer. Wall mounted boiler. Double glazed door to garden. Extractor

DINING ROOM 10'6" x 9'11" (3.20 x 3.02)

Double glazed French doors to rear with double glazed windows to either side. Double doors to living room.

LIVING ROOM 16'7" x 10'6" (5.05 x 3.20)

Fireplace and surround. Two radiators. Double glazed bay window to front. Coving to skimmed ceiling.

STUDY 10'10" x 8'2" (3.30 x 2.49)

Double glazed window to front. Radiator. Coving to skimmed ceiling.

FIRST FLOOR LANDING

Doors to all rooms. Access to loft. Storage cupboard.

BEDROOM ONE 17'0" x 10'0" (5.18 x 3.05)

Two double door wardrobes. Two double glazed windows to front. Skimmed ceiling. Radiator Door to ensuite.

ENSUITE

Three piece suite comprising walk in shower cubicle with shower, low level wc and wash hand basin. Radiator. Tiled walls Frosted double glazed window to front.

BEDROOM TWO 12'1" x 8'11" (3.68 x 2.72)

Double glazed window to rear. Radiator.

BEDROOM THREE 11'0" x 8'7" (3.35 x 2.62)

Double glazed window to rear. Radiator.

BEDROOM FOUR 9'0" x 7'8" (2.74 x 2.34)

Double glazed window to rear. Radiator.

BATHROOM

Three piece suite comprising panelled bath with mixer tap and shower over, low level wc and wash hand basin. Heated towel rail. Frosted double glazed window to side.

All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order.

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

MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

We routinely refer customers to Franklins solicitors, Key Conveyancing and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		70	
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.