



# Cauldwell

PROPERTY SERVICES



## 12 Crosslow Bank, Milton Keynes, MK4 2HH £300,000

CAULDWELL are delighted to offer for sale modern two double bedroom semi detached property with a DOWNSTAIRS CLOAKROOM, situated within the popular Emerson Valley area. Accommodation briefly comprises; entrance hall, lounge/dining room, kitchen, first floor, two double bedrooms (main bedroom with a fitted wardrobe), and a bathroom. Outside there is a rear garden and a SINGLE GARAGE with driveway AMPLE PARKING. This stunning property is available with no upward chain. Council tax band B. 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**

Double glazed entrance door. Laminate flooring. Radiator.

## **LOUNGE 14'8" x 12'8" (4.47 x 3.86)**

Double glazed door to rear garden. Radiator. Television point. Coving to skimmed ceiling. Laminate flooring.

## **CLOAKROOM**

Two piece suite comprising low level wc and wash hand basin. Frosted double glazed window to front. Radiator. Laminate flooring.

## **KITCHEN 9'6" x 6'2" (2.90 x 1.88)**

Double glazed window to front. Fitted with wall and base units with worksurfaces incorporating sink with mixer tap. Built in oven, hob and extractor. Space for fridge freezer. Plumbing for washing machine. Radiator. Wall mounted boiler.

## **BEDROOM ONE**

Double glazed window to rear. Built in wardrobe. Television point. Radiator.

## **BEDROOM TWO 9'5" x 8'2" (2.87 x 2.49)**

Double glazed window to front. Radiator. Fitted cupboard.

## **BATHROOM**

Three piece suite comprising panelled bath with shower attachment, low level wc and wash hand basin. Part tiled walls. Radiator. Double glazed window to side. Shaver point. Tiled flooring. Spot lights. Extractor fan.

## **REAR GARDEN**

An enclosed rear garden offering a high degree of privacy. Mainly laid to lawn with a patio area.. Access to garage.

## **GARAGE**

Up and over door. Power and light.

## **COUNCIL TAX BAND**

Council tax band B. Sourced from <https://www.gov.uk/council-tax-bands>

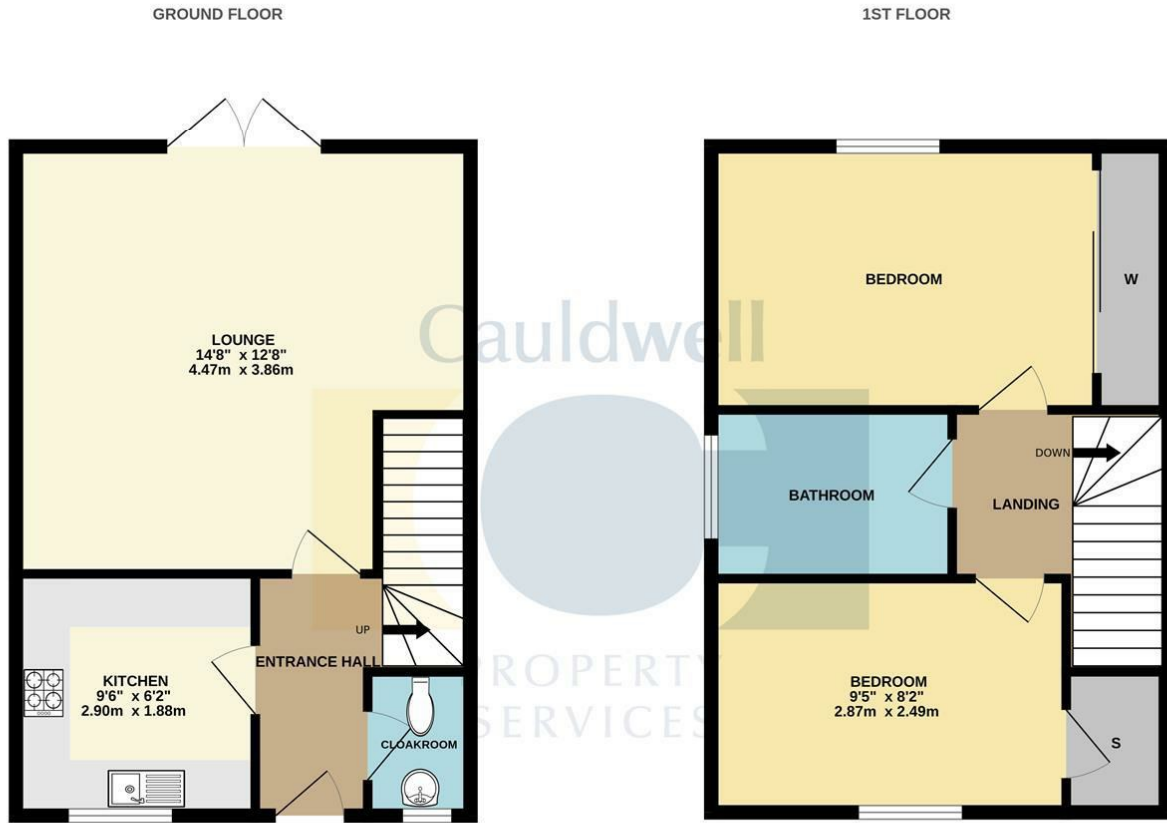
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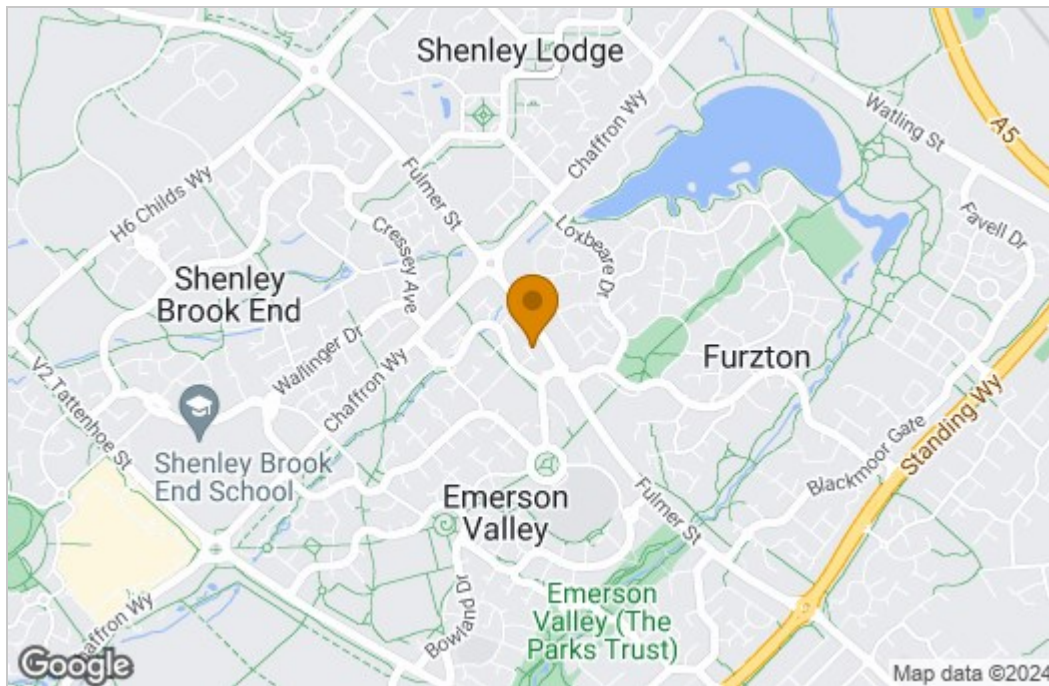
# Floor Plan



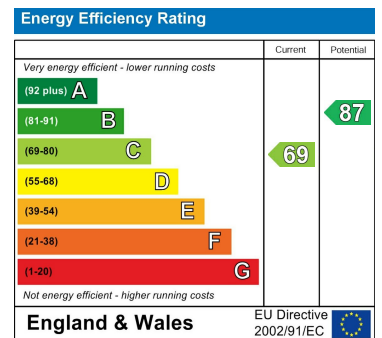
TOTAL FLOOR AREA : 635sq.ft. (59.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
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# Area Map



# Energy Efficiency Graph



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