

## 24 Colston Bassett, Milton Keynes, MK4 2BA

**£204,995**

CAULDWELL are delighted to offer this one double bedroom terrace property that is offered with no onward chain and located within the highly desirable area of Emerson Valley. on the edge of Linear Park The property features well proportioned rooms throughout and offers an entrance hall that leads into the spacious lounge/dining room with a door leading to the rear garden, fitted kitchen. To the first floor there is a double bedroom with two feature sky light windows and a bathroom with a shower and a sky light window. The property also benefits from an enclosed rear garden with gated access leading to the allocated parking. Council tax band A. Energy rating E.

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



Stairs to first floor. Wall mounted heater. Understairs storage area. Leading to lounge/dining room and kitchen

## KITCHEN



Double glazed window to front aspect. Fitted with a range of wall and base units with worksurface incorporating a stainless steel sink. Plumbing for washing machine. Space for cooker and fridge and freezer. Tiled splash

## LOUNGE/DINING ROOM



Double glazed window to rear aspect. Door leading to the rear garden. Wall mounted heater.

## FIRST FLOOR LANDING

Doors to all rooms.

## BEDROOM



Two sky light windows. Wall mounted heater.

## BATHROOM



Sky light window. Three piece suite comprising paneled bath with shower attachment. Low level wc and a wash hand basin. Tiled splash back.

## REAR GARDEN



Enclosed. Patio area with flower and shrub borders. Gated rear access leading to the allocated parking.

## ALLOCATED PARKING



Allocated parking for one car.

## COUNCIL TAX BAND

Council tax band A. Sourced from <http://cti.voa.gov.uk/cti/inits.asp>

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# Floor Plan

GROUND FLOOR

1ST FLOOR

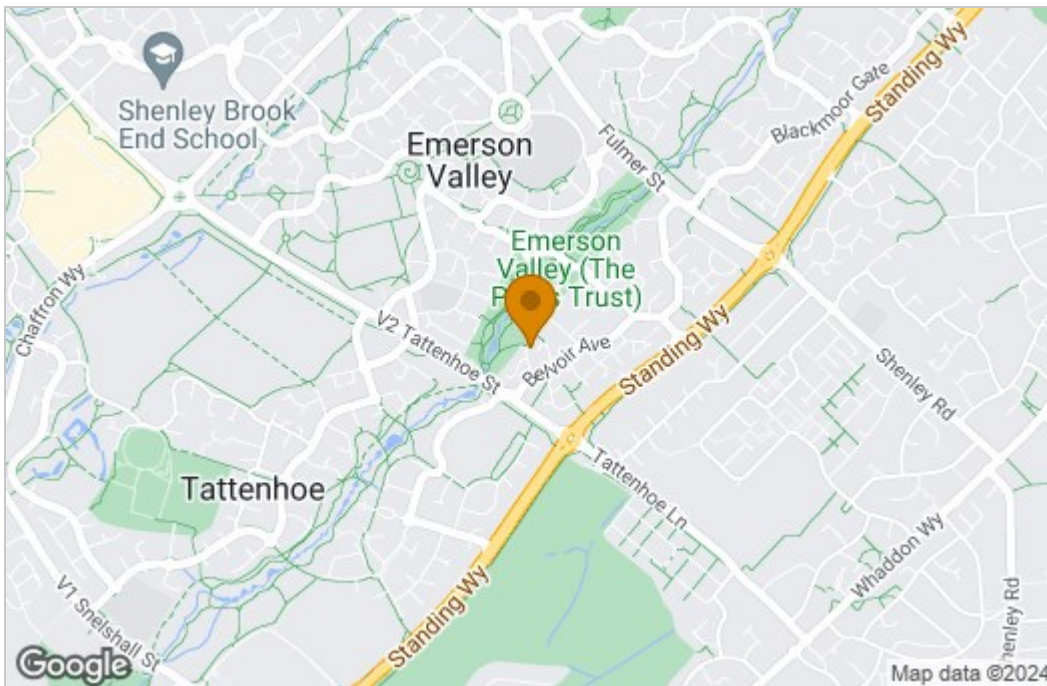


Cauldwell  
PROPERTY SERVICES

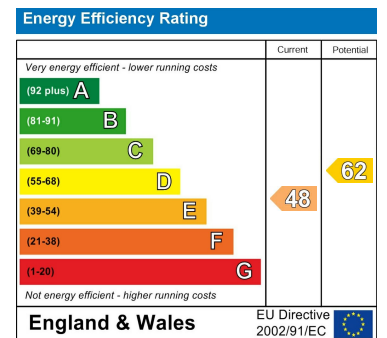


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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