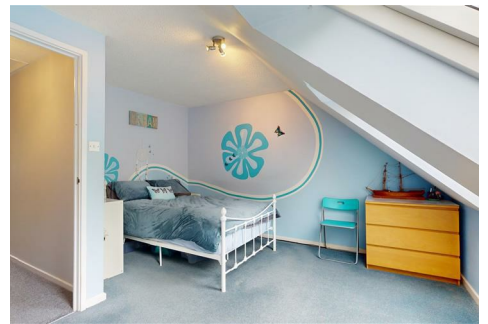


Cauldwell

PROPERTY SERVICES



41 Colston Bassett, Milton Keynes, MK4 2BU

£289,995

Situated in a cul-de-sac on the edge of Linear Park, in the highly sought after Emerson Valley area of Milton Keynes, this deceptive two bedroom home offers a rear garden with a high degree of privacy, a spacious and light lounge with French doors, a stylish refitted kitchen dining room with integrated appliances, block paved driveway immediately outside and surrounded by green spaces and some excellent walks, with a journey of just 3 miles back to central MK and the mainline train station.

The property starts with the entrance hall that leads to the kitchen at the front and also the living room which is the full width of the property. On the first floor there are two well proportioned bedrooms and a family bathroom with a shower.

The property also benefits from gas central heating and quality double glazed doors and windows that have also been replaced in recent times. Energy rating C. Council tax band B.

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 Radiator Understairs storage cupboard. Door to kitchen/dining and living room.

KITCHEN/DINING ROOM 7'11" x 15'8" (2.43 x 4.80)



Re-fitted with a range of soft close wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Built in oven, four ring hob and extractor hood. Built in washing machine, fridge freezer and dishwasher. Wall mounted concealed combination boiler. Splash back tiling. Radiator.

LIVING ROOM 13'9" x 13'1" (4.20 x 4.01)



Double glazed French doors and double glazed windows to either side to rear. Radiator.

FIRST FLOOR LANDING

Doors to all rooms. Loft access. Storage cupboard.

BEDROOM ONE 13'9" x 13'1" (4.21 x 3.99)



Two double glazed sky lights to rear. Radiator.

BEDROOM TWO 7'6" x 13'3" (2.31 x 4.05)



Double glazed window to front. Radiator. Double door built in cupboard.

BATHROOM



Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Frosted double glazed window to front. Tiled walls. Heated towel rail. Shaver point.

REAR GARDEN



An enclosed and secluded rear garden laid to patio. Wooden fence surround. Gated rear access.

FRONT GARDEN

Double width block paved driveway with visitor bays.

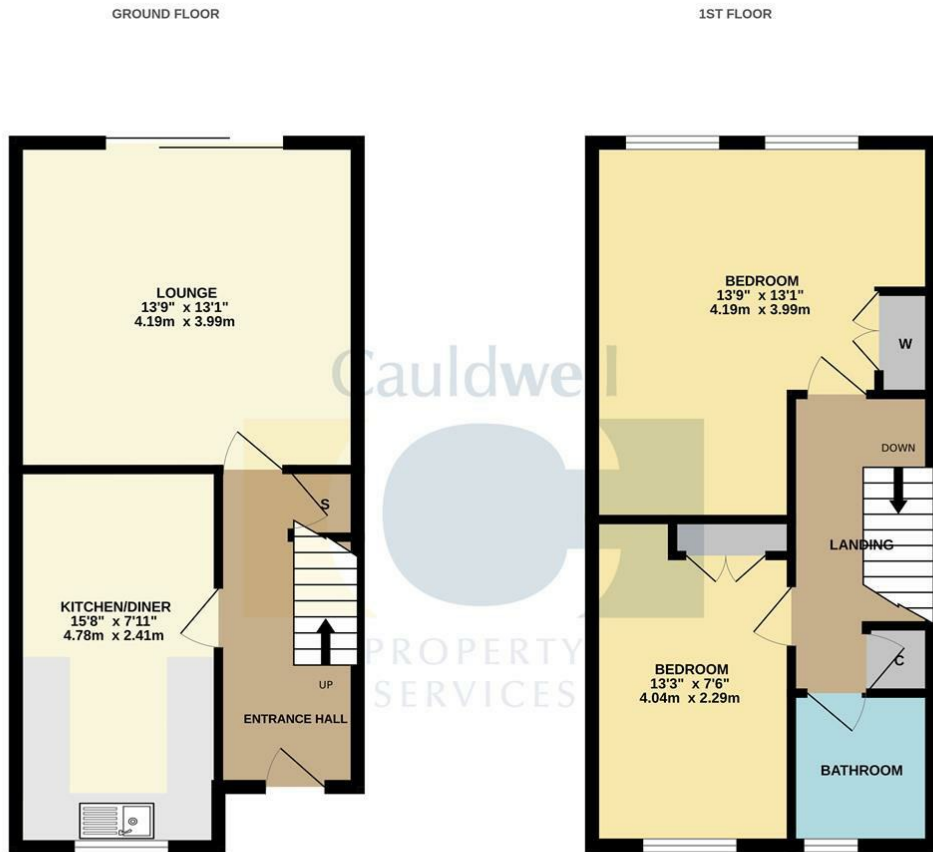
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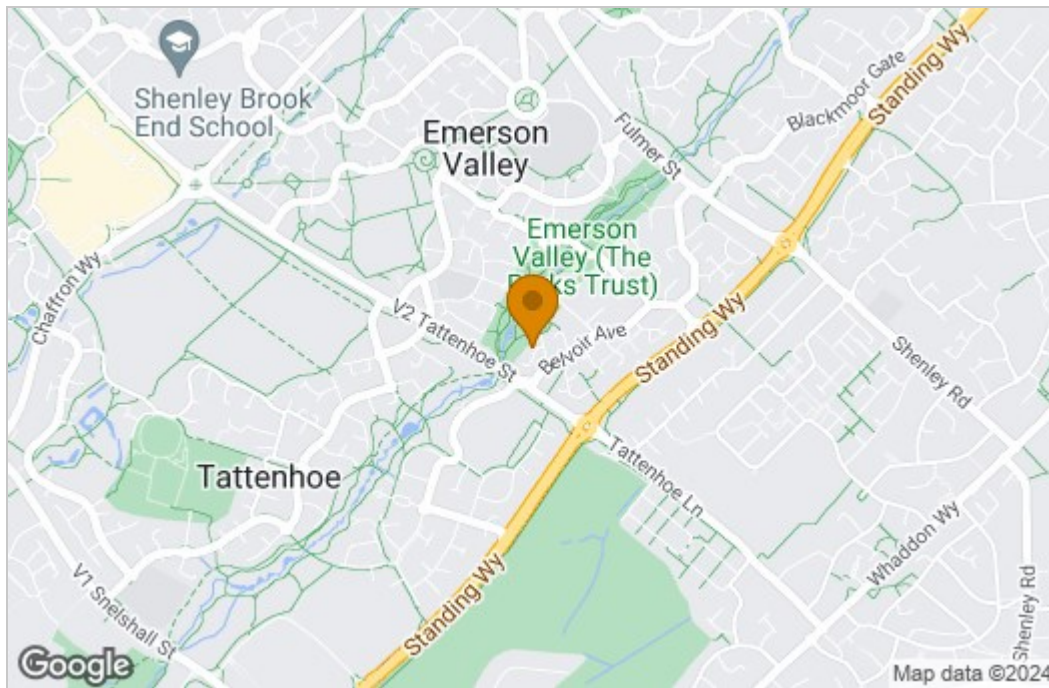
Floor Plan



TOTAL FLOOR AREA : 753sq.ft. (70.0 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

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	

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