



Cauldwell

PROPERTY SERVICES



69 Pickering Drive, Milton Keynes, MK4 2EG

£275,000

CAULDWELL are delighted to offer for sale this well presented two double bedroom terraced home in the sought after location of Emerson Valley which benefits from replacement double glazing and a fitted kitchen. This wonderful home briefly comprises; entrance hall, living room and a re-fitted kitchen. Upstairs there are two double bedrooms and a refitted bathroom with a shower. Outside there are front and rear gardens with off road parking to the rear. This welcoming home is offered for sale with no upward chain. Energy Rating: tbc. Council tax band tbc.

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.

Council tax band: B
Energy rating: C

ENTRANCE

Entrance through front door into entrance hall. Stairs to first floor. Opening to living room. Radiator.

LIVING ROOM

Double glazed window to the front. Radiator. Door to kitchen.

KITCHEN/DINING

Double glazed window to the rear. Double glazed door to the rear. Kitchen fitted with a range of wall and base units, Work surfaces incorporating stainless steel sink and drainer with stainless steel mixer tap. Integrated oven, electric hob with extractor over. Plumbing for washing machine, space for free standing fridge freezer. Radiator.

FIRST FLOOR LANDING

Door to all rooms.

BEDROOM ONE

Double glazed window. Radiator.

BEDROOM TWO

Double glazed window. Radiator.

FAMILY BATHROOM

Three piece suite. Panelled bath with mains shower and shower screen. Low level wc, wash hand basin. Tiled walls.

REAR GARDEN

Enclosed rear garden mainly laid to lawn. Patio area. Shed at rear. gated access to front.

FRONT

Shingle front garden. Hedge and shrubs. Gated access to rear.

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. **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.

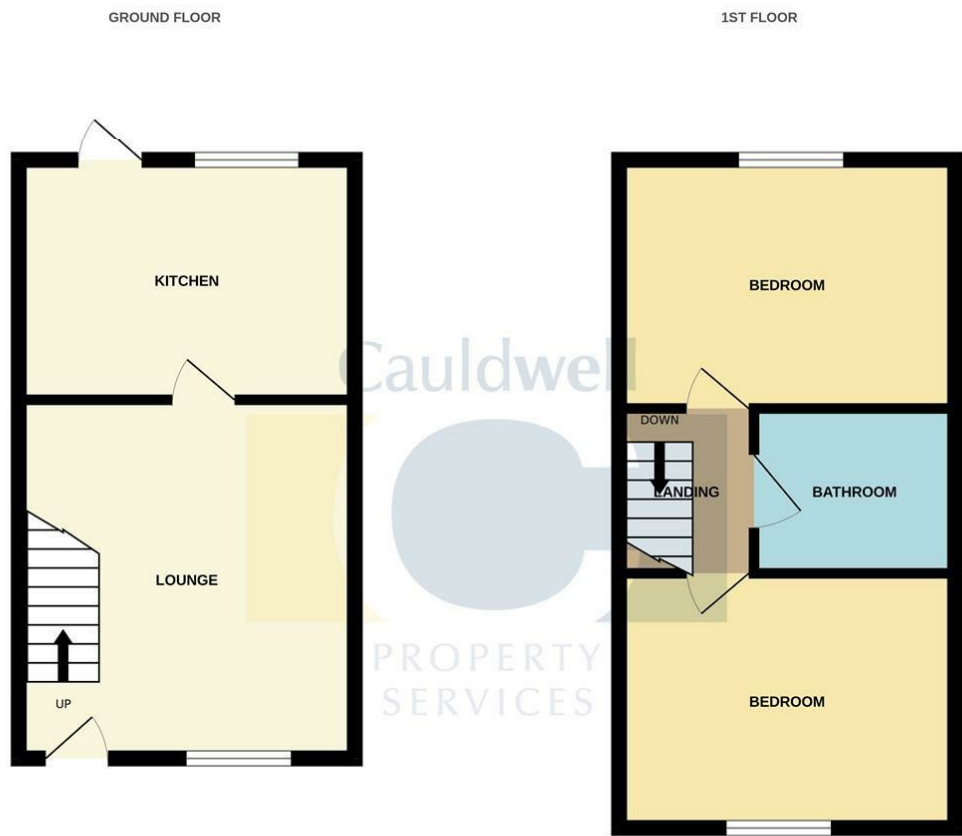
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

MORTGAGE & FINANCIAL - The Mortgage Store

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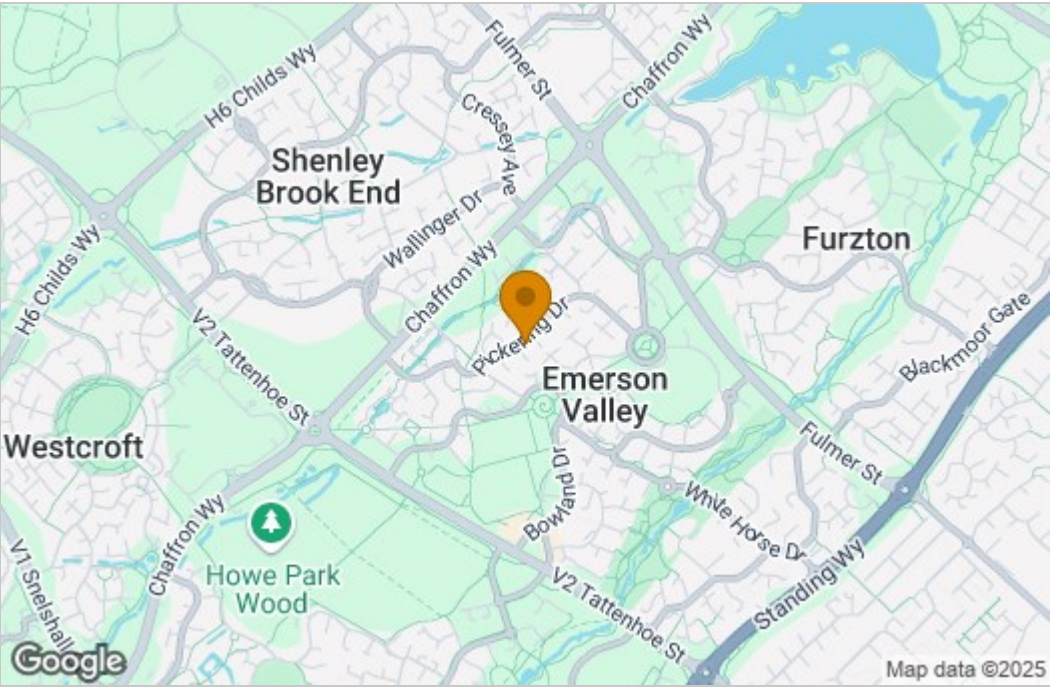
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Floor Plan

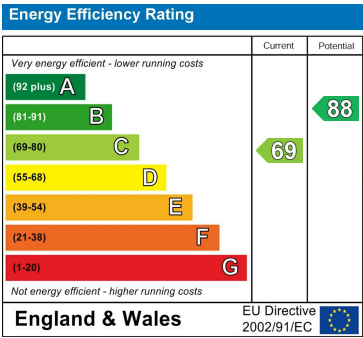


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



Energy Efficiency Graph



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