



Emmett Close, Emerson Valley Milton Keynes MK4 2DY

welcome to

Emmett Close, Emerson Valley Milton Keynes

- THREE BEDROOMS
- DETACHED
- GARAGE
- SOUGHT AFTER LOCATOION
- GREAT PROJECT

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in excess of
£335,000

Cloakroom:
WC and wash hand basin.

Lounge:
21' 8" x 10' 8" (6.60m x 3.25m)
Radiator, double glazed window to front aspect and patio door to rear aspect.

Kitchen:
Fitted with a range units with oven hob and extractor fan, space for appliances, boiler and double glazed window to rear aspect.

Landing:
Doors to all rooms:

Bedroom One:
10' 9" x 10' 6" (3.28m x 3.20m)
Two radiators, built in wardrobe and double glazed window to rear aspect.

En-Suite:
Suite comprising: Shower, WC, wash hand basin and double glazed window to rear aspect.

Bedroom Two:
10' 9" x 9' (3.28m x 2.74m)
Radiator and double glazed window to rear aspect.

Bedroom Three:
8' 6" x 9' 4" (2.59m x 2.84m)
Radiator and double glazed window to front aspect.

Bathroom:
Suite comprising: Double glazed window to rear aspect,

Outside:
Front:
Driveway providing off road parking.

Rear:
Fully enclosed and mainly laid to lawn with mature shrubs and patio area.



view this property online brownandmerry.co.uk/Property/STS108064



Property Ref:
STS108064 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


brown & merry



01908 562011



stonystatford@brownandmerry.co.uk



65 High Street, MILTON KEYNES,
Buckinghamshire, MK11 1AY



brownandmerry.co.uk