



To arrange a viewing  
please call 01908 675747

OFFERED CHAIN FREE, this IDEAL FAMILY HOME benefits from a PRIVATE REAR GARDEN, MODERN KITCHEN, SPACIOUS LOUNGE, SINGLE GARAGE and DRIVEWAY PARKING

- Great School Catchment Area
- Offered Chain Free
- Tenants in Situ
- Single Garage
- Private Rear Garden
- Driveway Parking

#### LOCATION: EMERSON VALLEY

Emerson Valley is a residential area situated in South West Milton Keynes. It takes its name from two farms, Emerson Farm and Valley Farm, which stood on the land before the new development. The area encompasses paths and horse trails, streams, children's play areas, a viewing mound and rugby club with pitches. Schools within the area include Emerson Valley Combined School, with Lord Grey in Bletchley or Shenley Brook End School providing secondary education.

#### ENTRANCE HALL

#### KITCHEN

8'3" x 7'11"

#### LOUNGE/DINER

13'9" x 11'7"

#### FIRST FLOOR LANDING

#### BEDROOM ONE

12'8" x 8'6"

#### BEDROOM TWO

#### BEDROOM THREE

6'9" x 5'9"

#### BATHROOM

#### REAR GARDEN

#### SINGLE GARAGE & DRIVEWAY PARKING

#### TENURE

Freehold

#### NOTICE

Please note that we have not tested any internal fixtures or carried out any structural surveys. We advise all buyers to check all aspects of the property and although the details above have been described to the best of our abilities we would advise any buyer to carry out their own checks and to check with their independent legal representative to confirm any of the above details.



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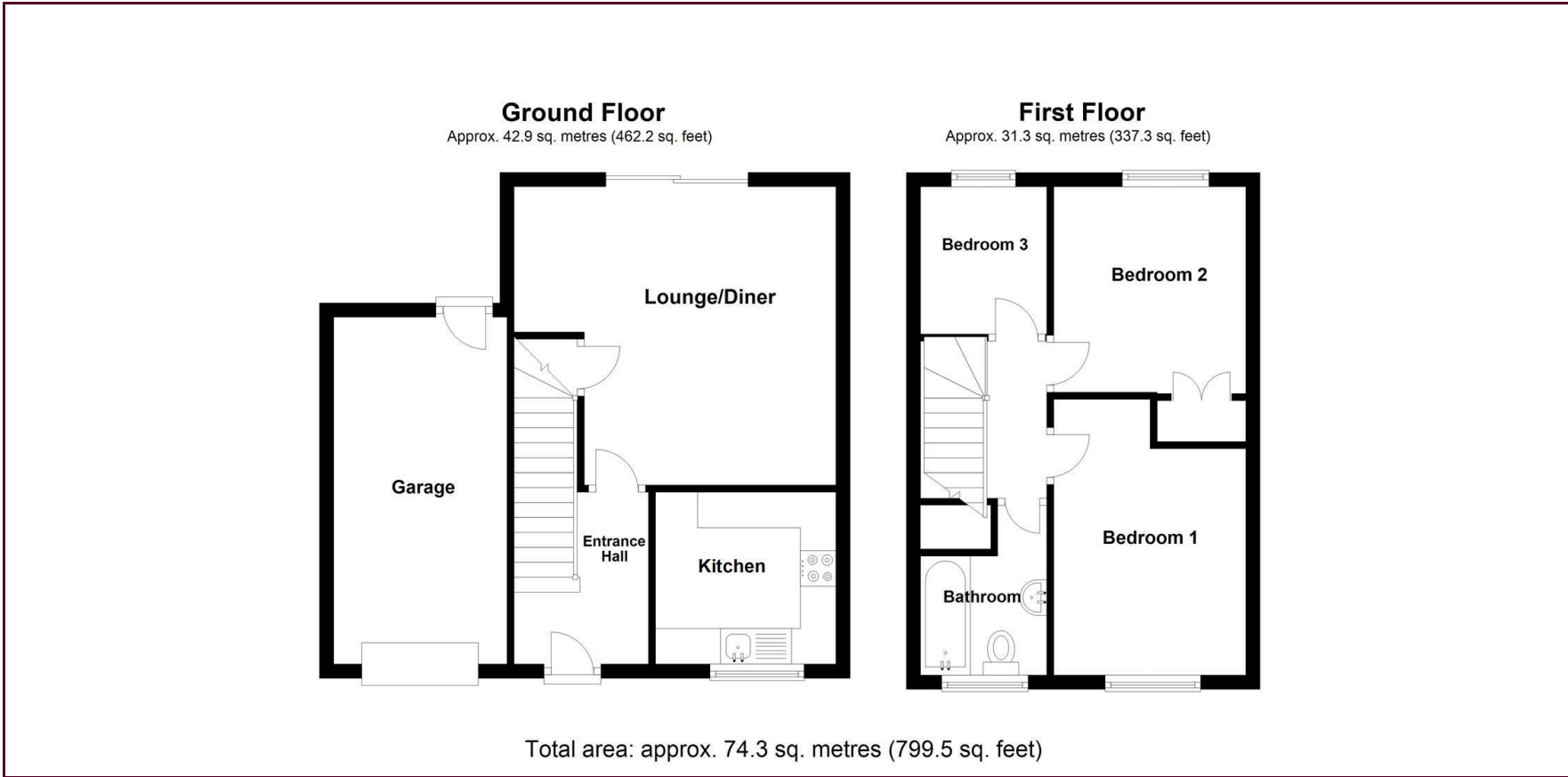
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**Draft Details**

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

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we shall be pleased to check any information for you. Do so, especially if travelling any distance to view the property.

The mention of any appliances and/or services within these details does not imply they are in full and efficient working order.

Any plans included within these details are a GUIDE TO THE LAYOUT OF THE PROPERTY ONLY and are NOT DRAWN TO SCALE. Dimensions are approximate.

**Mortgage Information**

We can offer independent mortgage advice. Please call us to discuss your requirements. Your home may be repossessed if you do not keep up repayment on your mortgage or any loans secured on it.

**Property Valuations**

We have some of the most experienced property valuers in Milton Keynes and would welcome the opportunity to carry out a VALUATION and MARKET APPRAISAL of your home.

**Viewing Arrangements**

Please call us to make an appointment to view this property.

Monday to Friday 9.00 am - 6.00 pm  
Saturday 9.00 am - 4.00 pm  
Sunday CLOSED

