



**Connells**

Rillington Gardens  
Emerson Valley Milton Keynes



# Rillington Gardens

## Emerson Valley Milton Keynes MK4 2ED

for sale guide price  
**£330,000**



### Property Description

Connells Oxley Park are proud to bring Rillington Gardens to the market! Rillington Gardens is a spacious four-bedroom property located in the popular area of Emerson Valley!

Rillington Gardens benefits from four-spacious bedrooms, three of which are on the first floor, and one on the ground floor. Along with one bedroom on the ground floor you will find bright living space, well designed kitchen, and an entrance porch.

Towards the rear of Rillington Gardens you will find the garden, which is mainly laid to lawn, along with some decking. Whilst in the rear garden you will be able to access the front of the property and the garage which has been designed now with a sink, shower, and WC.

Connells Oxley Park strongly recommend viewing Rillington Gardens, contact us now to arrange a viewing.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Ground Floor

### Entrance

Entrance Porch

### Living Room

Front aspect double glazed window. Wall mounted radiator.

### Kitchen

Rear aspect double glazed window and a door leading to the rear garden. Includes an electric hob and oven. Wall mounted radiator.

### Bedroom Four

Rear aspect double glazed window. Laminate flooring. Wall mounted radiator. Could be utilised as a dining space instead of a bedroom.

### Internal Hallway

Spacious and bright hallway. Leads to the living room, kitchen bedroom and stairs rising to the first floor.

## First Floor

### Landing

Bright and airy landing which has a side aspect double glazed window. Leads to all three bedrooms and the family bathroom.

### Bedroom One

Front aspect double glazed window. Laminate flooring. Built in storage. Wall mounted radiator.

### Bedroom Two

Rear aspect double glazed window. Storage space. Laminate flooring and a wall mounted radiator.

### Bedroom Three

Front aspect double glazed window. Laminate flooring. Wall mounted radiator.

### Bathroom

Rear aspect frosted double glazed window. Comprises of a wash hand basin, WC, bath with shower overhead. Wall mounted radiator

### Outside

### Garden

Rear garden which is mainly laid to lawn. Has a decking area. Door to garage.

### Driveway

Driveway with allocated parking.

### Garage

Single garage which has been converted. Contains a sink, shower and WC

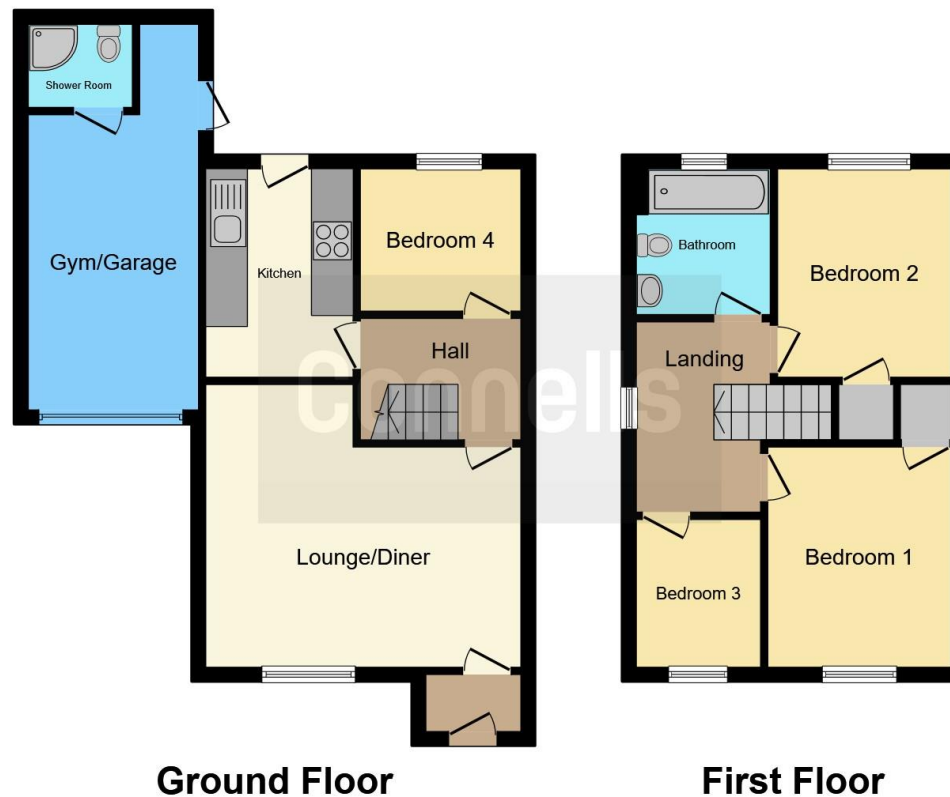












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01908 330751**  
**E [oxleypark@connells.co.uk](mailto:oxleypark@connells.co.uk)**

Unit 10 64 Redgrave Drive Oxley Park  
 MILTON KEYNES MK4 4TB

EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/EXP106467](http://connells.co.uk/Property/EXP106467)**



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: OXP106467 - 0004