



Cauldwell

PROPERTY SERVICES



10 Birchen Lee, Milton Keynes, MK4 2JX

£349,995

CAULDWELL are delighted to offer for sale this modern and very well presented semi detached property, situated in a cul-de-sac within the popular area of Emerson Valley area. The property boasts a conservatory, replacement double glazing, generous size block paved driveway, garage and an attractive enclosed rear garden. Accommodation comprises; entrance hall, light and airy living room with box bay window, dining room with french doors leading to the conservatory, refitted kitchen, first floor, refitted family shower room and three well proportioned bedrooms. Energy rating C. Council tax band C.

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 'outstanding' 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. Door to living room. Double glazed windows. Radiator.

LIVING ROOM 15'10" x 11'3" (4.83 x 3.45)

Double glazed bay window to front. Two radiators. Understairs storage cupboard. Door to dining room.

DINING ROOM 10'7" x 7'0" (3.25 x 2.15)

Double glazed French doors to conservatory. Radiator. Door to kitchen,.

KITCHEN 7'0" x 10'7" (2.14 x 3.23)

Fitted with a range of wall and base units with worksurfaces incorporating stainless steel sink drainer unit. Built in double oven, four ring hob and extractor hood. Plumbing for washing machine and dishwasher. Space for fridge freezer. Splash back tiling. Double glazed window to rear. Radiator.

CONSERVATORY 8'11" x 12'5" (2.72 x 3.81)

Brick and UPVC double glazed construction with double glazed French doors to rear. Power and lighting.

FIRST FLOOR LANDING

Doors to all rooms. Access to loft. Radiator.

BEDROOM ONE 13'1" x 8'5" (3.99m x 2.58m)

Double glazed window to rear. Radiator.

BEDROOM TWO 11'1" x 8'1" (3.38m x 2.47m)

Double glazed window to front. Radiator.

BEDROOM THREE 8'9" x 5'10" (2.69 x 1.80)

Double glazed window to rear. Radiator.

SHOWER ROOM

Three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin with soft close cupboard. Frosted double glazed window to front.

REAR GARDEN

Enclosed and laid mainly to lawn with patio area. Wooden fence surround. Service door to garage.

FRONT GARDEN

Hardstanding driveway and block paved parking.

COUNCIL TAX BAND

Council tax band C. Sourced from <http://cti.voa.gov.uk/cti/inits.asp>

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

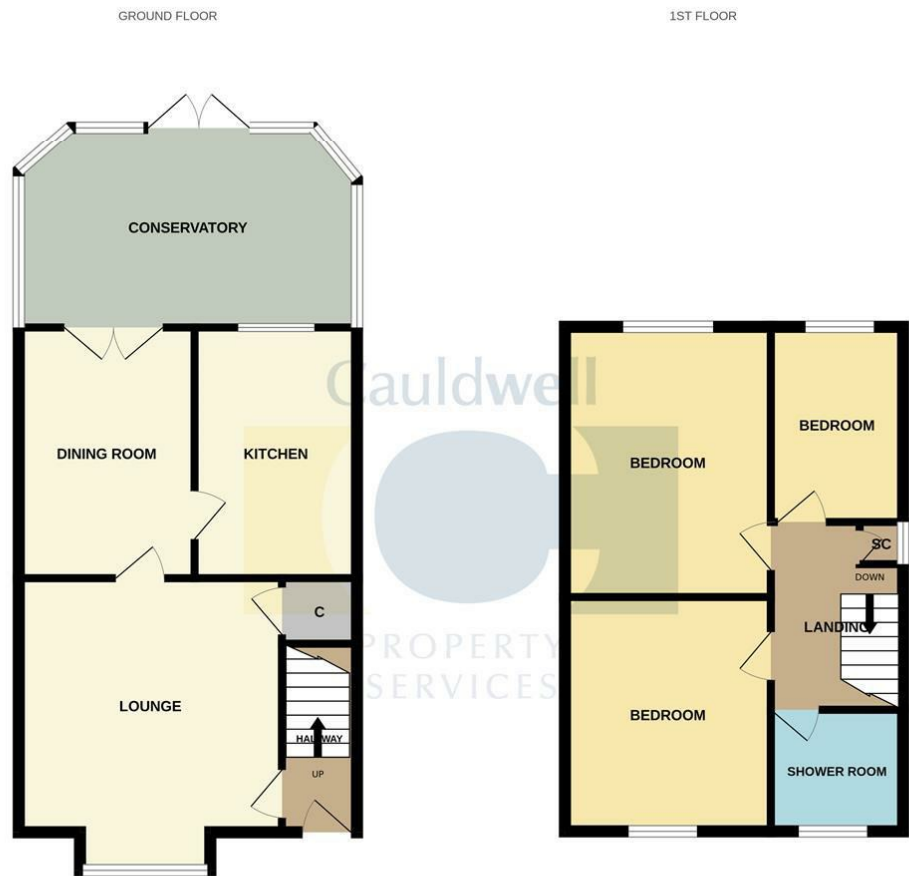
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Floor Plan



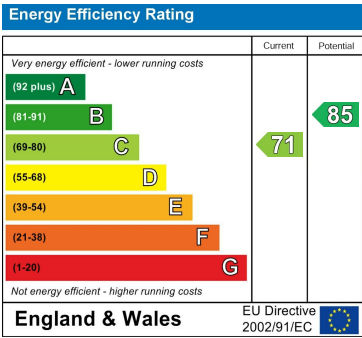
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Area Map



Energy Efficiency Graph



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