



Cauldwell

PROPERTY SERVICES



8 Holton Hill, Milton Keynes, MK4 2HN

£220,000

Perfect for first-time buyers or investors alike, this delightful one-bedroom end of terrace house is situated in the sought-after area of Emerson Valley, offering convenience, comfort, and excellent value.

The property has been modernised with replacement UPVC double glazing and an installed gas central heating system featuring a combi boiler, replacing the original electric heating.

Inside, the ground floor features a spacious living and dining area with plenty of natural light, leading through to a well-fitted kitchen. Upstairs, you'll find a generously sized double bedroom complete with built-in wardrobe storage, and an impressively large bathroom.

Outside, the home enjoys off-road parking to the front and a surprisingly generous rear garden — a real bonus for this style of property.

Ideally located within walking distance of local schools, shops, and amenities, the property also offers easy access to Central Milton Keynes and the mainline train station, making it perfect for commuters.

Council tax band: B
Energy rating: C

LIVING/DINING ROOM 15'3" x 10'5" (4.67 x 3.20)

Double glazed window to front. Radiator. Gas fireplace. Television point. Fibre internet point. Stairs to first floor landing. Storage cupboard. Opening to kitchen.

KITCHEN 10'3" x 5'2" (3.13 x 1.58)

Double glazed window and door to rear. Fitted wall and base units with worksurfaces incorporating one and half bowl sink drainer unit. Electric oven. Space for under counter fridge freezer. Plumbing for washing machine. Radiator.

FIRST FLOOR

Stairs to bedroom

BEDROOM 10'9" x 10'2" (3.3 x 3.10)

Two double glazed windows to front. Radiator. Built in wardrobe with mirrored sliding doors. Door to bathroom.

BATHROOM 7'0" x 7'9" (2.14 x 2.38)

Double glazed obscure window to rear. Three piece suite comprising bath with mixer tap and electric shower over, close coupled wc and wash hand basin. Radiator. Extractor fan. Lit mirror. Airing cupboard housing combination boiler.

FRONT GARDEN

Shingle stone area and hardstanding driveway parking.

REAR GARDEN

Small patio area and lawn with bedding area. Timber shed. Gated access to side. Outside tap.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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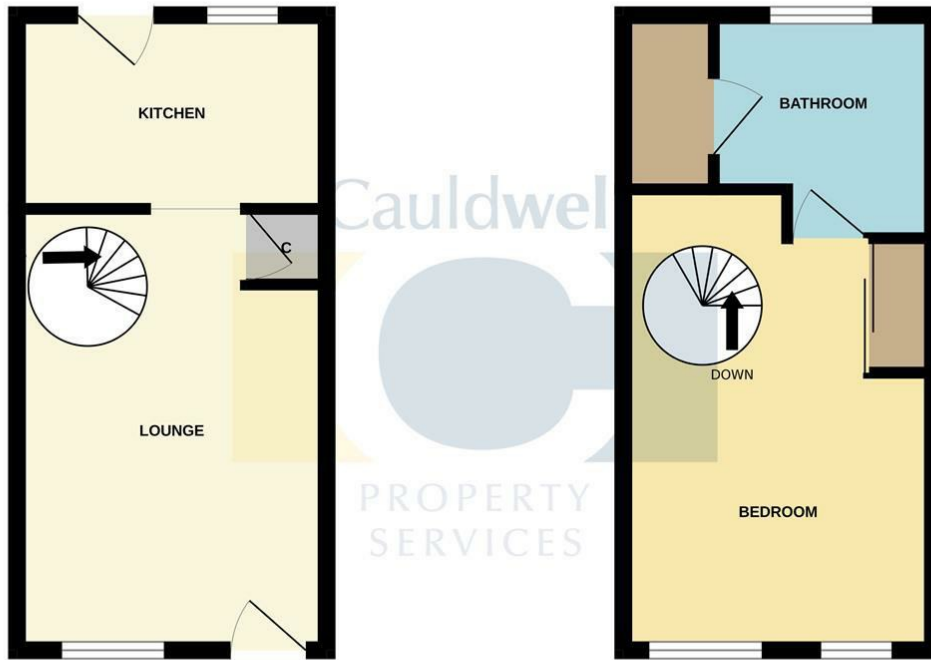
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Floor Plan

GROUND FLOOR

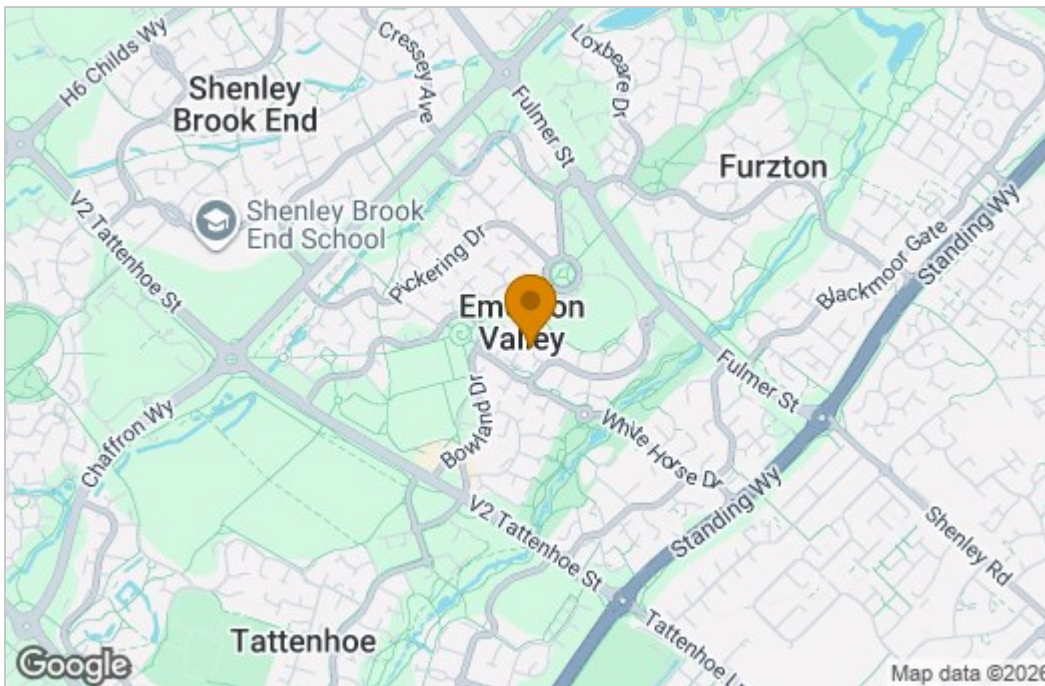
1ST FLOOR



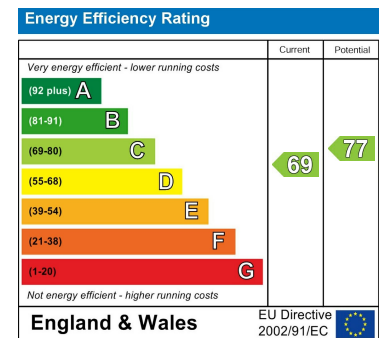
TOTAL FLOOR AREA : 420sq.ft. (39.0 sq.m.) approx.

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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