



20 Roeburn Crescent, Milton Keynes, MK4 2DG
£575,000

A well proportioned four bedroom detached family home with a study and an insulated conservatory with a tiled roof, situated within the popular Emerson Valley area. This exceptional property boasts a double garage and an enclosed rear garden. Additional accommodation comprises; entrance hall, refitted cloakroom, dining room, lounge, refitted kitchen/breakfast room, utility room, first floor, refitted en-suite to the principle bedroom, four bedrooms and a refitted bathroom. Council tax band E. Energy rating 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. Stairs to first floor. Radiator. Tiled flooring. Door to cloakroom. lounge, kitchen and study.

CLOAKROOM

Two piece re-fitted suite comprising low level wc and wash hand basin. Splash back tiling. Tiled flooring.

LIVING ROOM 15'10" x 10'7" (4.83 x 3.23)

Feature stone open fireplace. Radiator. Double glazed bay window to front. Internal French doors to dining room.

DINING ROOM 10'7" x 10'0" (3.23m x 3.05m)

Double glazed French doors to conservatory. Door to kitchen and living room.

REFITTED KITCHEN/BREAKFAST ROOM 14'7" x 10'0" (4.47 x 3.07)

Fitted with a range of soft close wall and base units with worksurfaces incorporating stainless steel sink drainer unit. Built in double oven, four ring hob and extractor hood. Breakfast bar. Under unit lighting. Tiled flooring. Space for American style fridge freezer. Two double glazed windows to rear. Arch to utility. Plumbing for dishwasher.

UTILITY ROOM

Wall and base units. Plumbing for washing machine. Double glazed door to rear garden.

STUDY 12'5" x 8'9" (3.81 x 2.69)

Double glazed bay window to front. Radiator.

CONSERVATORY 15'10" x 11'1" (4.83 x 3.38)

UPVC and brick construction. Double glazed French doors to rear garden. Power and lighting. Insulated roof. Inset lighting

FIRST FLOOR LANDING

Airing cupboard. Access to loft. Doors to all rooms.

BEDROOM ONE 16'11" x 10'0" (5.18 x 3.07)

Three built in wardrobes. Two double glazed windows to front. Door to ensuite.

REFITTED ENSUITE

Three piece suite comprising shower cubicle with shower, low level wc and wash hand basin. Part tiled walls. Tiled flooring. Radiator Frosted double glazed window to front. Extractor.

BEDROOM TWO 11'8" x 8'11" (3.56 x 2.74)

Double glazed window to rear. Radiator.

BEDROOM THREE 10'11" x 8'0" (3.35 x 2.44)

Built in wardrobe. Double glazed window to rear. Radiator.

BEDROOM FOUR 8'7" x 8'0" (2.64 x 2.46)

Double glazed window to rear. Radiator.

REFITTED SHOWER ROOM

Re-fitted suite comprising double walk in tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Tiled flooring Part tiled walls. Heated towel rail. Frosted double glazed window to side.

REAR GARDEN

Enclosed and laid to lawn with decking area. Mature tree, flower and shrub borders. Wooden fence surround. Gated access.

DOUBLE GARAGE

Two electric doors. Power and lighting.

FRONT GARDEN

Block paved driveway. Gravel areas. Path to front door with storm porch over.

COUNCIL TAX BAND

Council tax band E. Sourced from <http://cti.voa.gov.uk/cti/initi.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**
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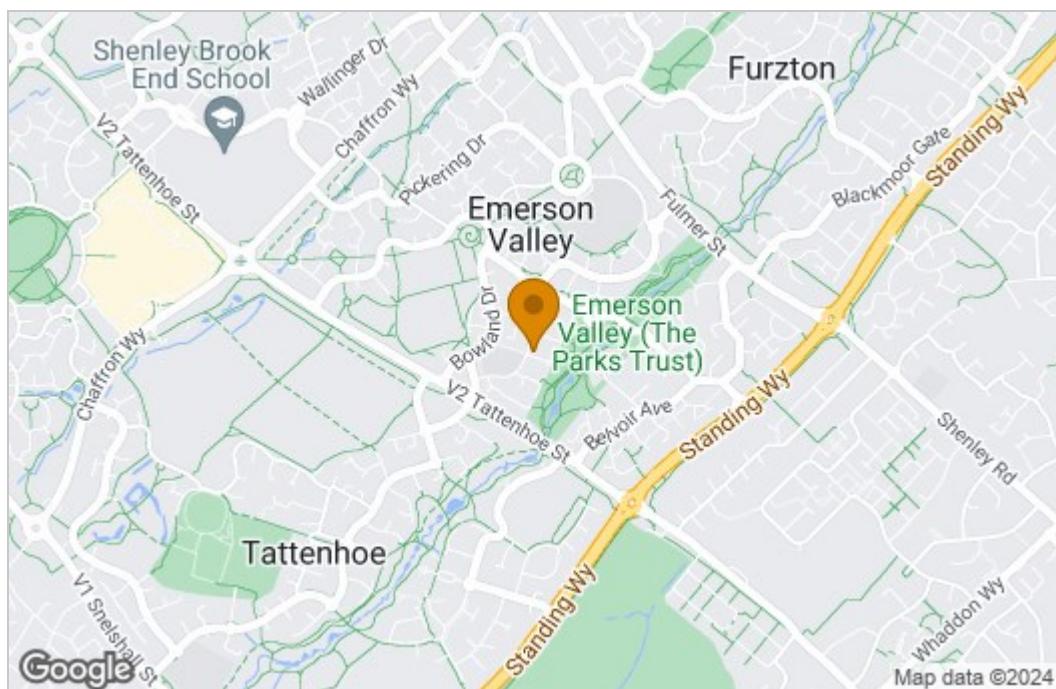
Floor Plan



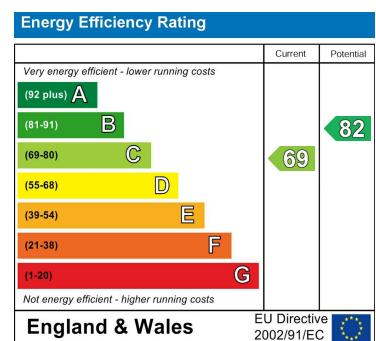
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Area Map



Energy Efficiency Graph



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