

2 Bed Terraced

Offers in Excess of  
£220,000



## Greystonley , Emerson Valley, MK4 2JY

IDEAL FIRST TIME BUY OR BUY TO LET! King Estate Agents are pleased to market this two double bedroom home, situated in the popular location of Emerson Valley. The accommodation in brief comprises entrance hall, living room, kitchen, two bedrooms, bathroom, rear garden and two parking spaces.

## Accommodation

TWO BEDROOM HOUSE

POPULAR LOCATION

OFF ROAD PARKING FOR  
TWO CARS

LIVING ROOM

KITCHEN

TWO DOUBLE BEDROOMS

BATHROOM

EPC RATING: C

## Ground Floor

**Entrance Hall** - Radiator, double glazed window to side aspect.

**Lounge** - 12' 4" x 11' 8" (3.76m x 3.56m) Radiator, double glazed window to front aspect, stairs rising to first floor landing, doors to;

**Kitchen** - 11' 7" x 10' 9" (3.55m x 3.28m) Fitted to comprise stainless steel sink and drainer with mixer tap over and cupboards under, a further range of base and eye level units, work surface with tiled surround. Built in oven/hob with extractor over, storage cupboard, space for washing machine, fridge freezer, double glazed window to rear aspect, door leading to garden.

**Rear Garden** - Lawn with fenced surround and decking area.

## First Floor

**First Floor Landing** - Access to loft, radiator, doors to;

**Bedroom One** - 11' 8" x 7' 10" (3.58m x 2.4m) Radiator, double glazed window to front aspect, fitted wardrobe.

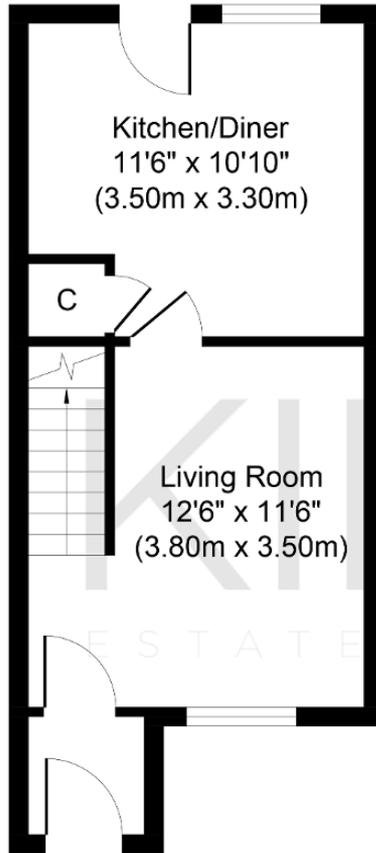
**Bedroom Two** - 11' 7" x 7' 4" (3.55m x 2.26m) Radiator, double glazed window to rear aspect.

**Family Bathroom** - White suite fitted to comprise panel bath, with wall mounted shower, low level WC, pedestal wash hand basin.

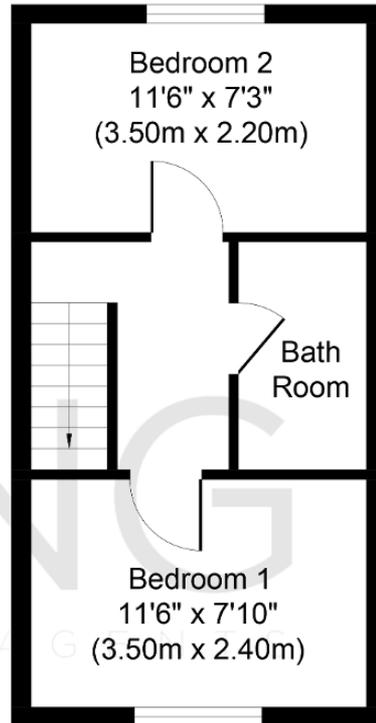
## Location

Emerson Valley has traditionally been seen as one of the most sought after locations in Milton Keynes due to it's great school catchments and proximity to the mainline railway station in Central Milton Keynes offering direct link to London Euston (35 mins). Nearby leisure facilities include Windmill Hill Golf Club, Emerson Valley Rugby Club and Furzton Lake. Shopping facilities include Westcroft and Furzton Centres (both 1 mile) and Central Milton Keynes (3 miles). The property is in catchment for Howe Park Primary School and Shenley Brook End secondary school. The neighboring estate of Furzton has a GP surgery.



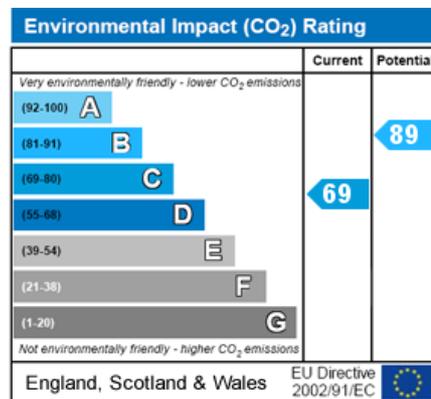
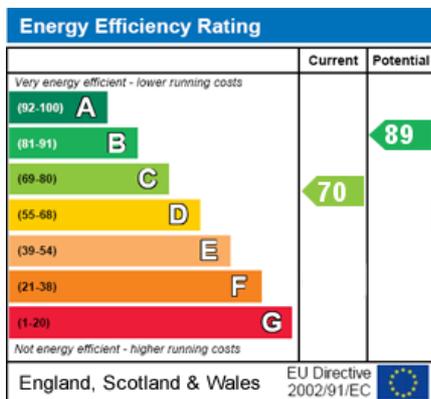


**Ground Floor**  
 Approximate Floor Area  
 291 sq. ft  
 (27.00 sq. m)



**First Floor**  
 Approximate Floor Area  
 267 sq. ft  
 (24.80 sq. m)

Floorplans are for layout purposes only and are not intended to be scale drawings. All measurements are approximate and should not be relied upon for valuation purposes.



Additional Information

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.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: King Estate Agents has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: King Estate Agents has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.