



## Birchen Lee , Emerson Valley, MK4 2JX

King Estate Agents are delighted to offer for sale this well presented and much improved four bedroom house, situated in the popular location of Emerson Valley. The accommodation in brief offers generous living space and comprises entrance hall, cloakroom, living room, dining room, modern refitted kitchen and conservatory. Upstairs there is a master bedroom with en suite, three further bedrooms and a shower room. Outside there is a driveway leading to a part converted garage, and a well maintained private rear garden.

## Accommodation

FOUR BEDROOM HOME

EXCELLENT CONDITION  
THROUGHOUT

MODERN REFITTED  
KITCHEN

CONSERVATORY

LIVING ROOM AND DINING  
ROOM

EN SUITE TO MASTER  
BEDROOM

SHOWER ROOM

GARAGE/STORE

## Ground Floor

**Entrance Hall** - Stairs rising to the first floor landing, radiator, double glazed window to the side aspect, doors to;

**Cloakroom** - Fitted to comprise a low level WC, wall hung wash hand basin, radiator.

**Living Room** - Double glazed window to the front aspect, radiator, double doors to;

**Dining Room** - Radiator, double glazed patio doors to the conservatory.

**Conservatory** - Double glazed french doors onto rear garden, tiled floor.

**Kitchen** - Refitted to comprise stainless steel sink and drainer with a mixer tap over and a cupboard under, a further range of base and eye level units, laminate worktops with a tiled surround, induction hob with extractor fan over, , eye level double oven, integrated washing machine and dishwasher, boiler, tiled floor, double glazed window to the rear aspect, door to the garden, door to garage.

## First Floor

**First floor landing** - Access to the loft, airing cupboard, radiator, doors to;

**Master Bedroom** - Fitted wardrobe, radiator, double glazed windows to the front aspect, door to en suite;

**En suite** - Refitted to comprise shower cubicle with wall mounted shower, pedestal wash hand basin with cupboard under, low level WC, double glazed window to side aspect.

**Bedroom Two** - Radiator, double glazed window to the rear aspect

**Bedroom Three** - Double glazed window to the front aspect, radiator.

**Bedroom Four** - Double glazed window to front aspect, radiator.

**Shower room** - White suite refitted to comprises a shower cubicle with wall mounted shower, wall hung wash hand basin with cupboard under, low level WC, double glazed window to the rear aspect, heated towel rail.

## Exterior

**Rear Garden** - Patio leading onto lawn area with mature shrubs borders, enclosed by a wall and fenced surround.

## Location

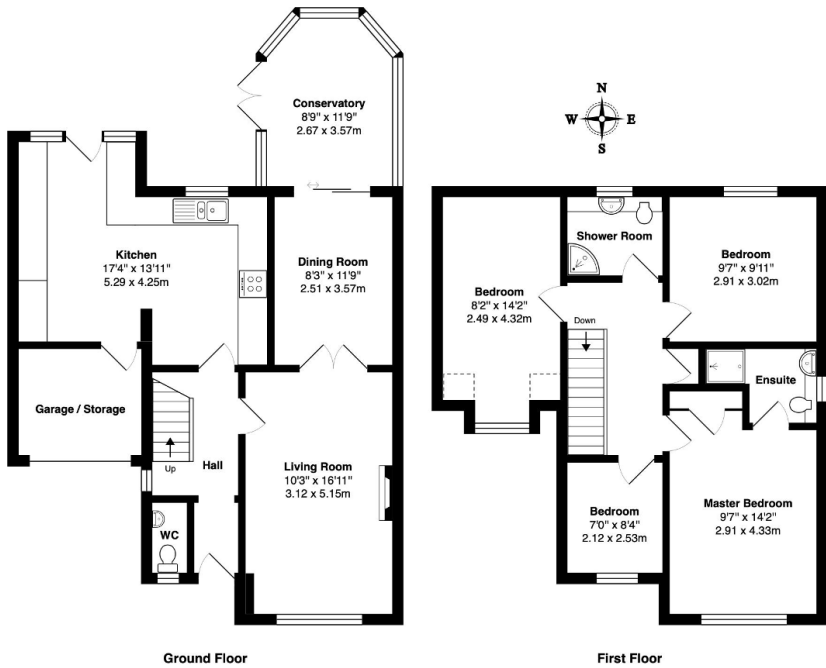
Emerson Valley has traditionally been seen as one of the most sought after locations in Milton Keynes due to it's great school catchments and proximity to the mainline railway station in Central Milton Keynes offering direct link to London Euston (35 mins). Nearby leisure facilities include Windmill Hill Golf Club 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.











Total Area: 1389 ft² ... 129.0 m²

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