

**KING**  
ESTATE AGENTS

**Sold**



4 BEDROOM DETACHED | RUSLAND CIRCUS, EMERSON VALLEY, MILTON KEYNES | £475,000



## DESCRIPTION

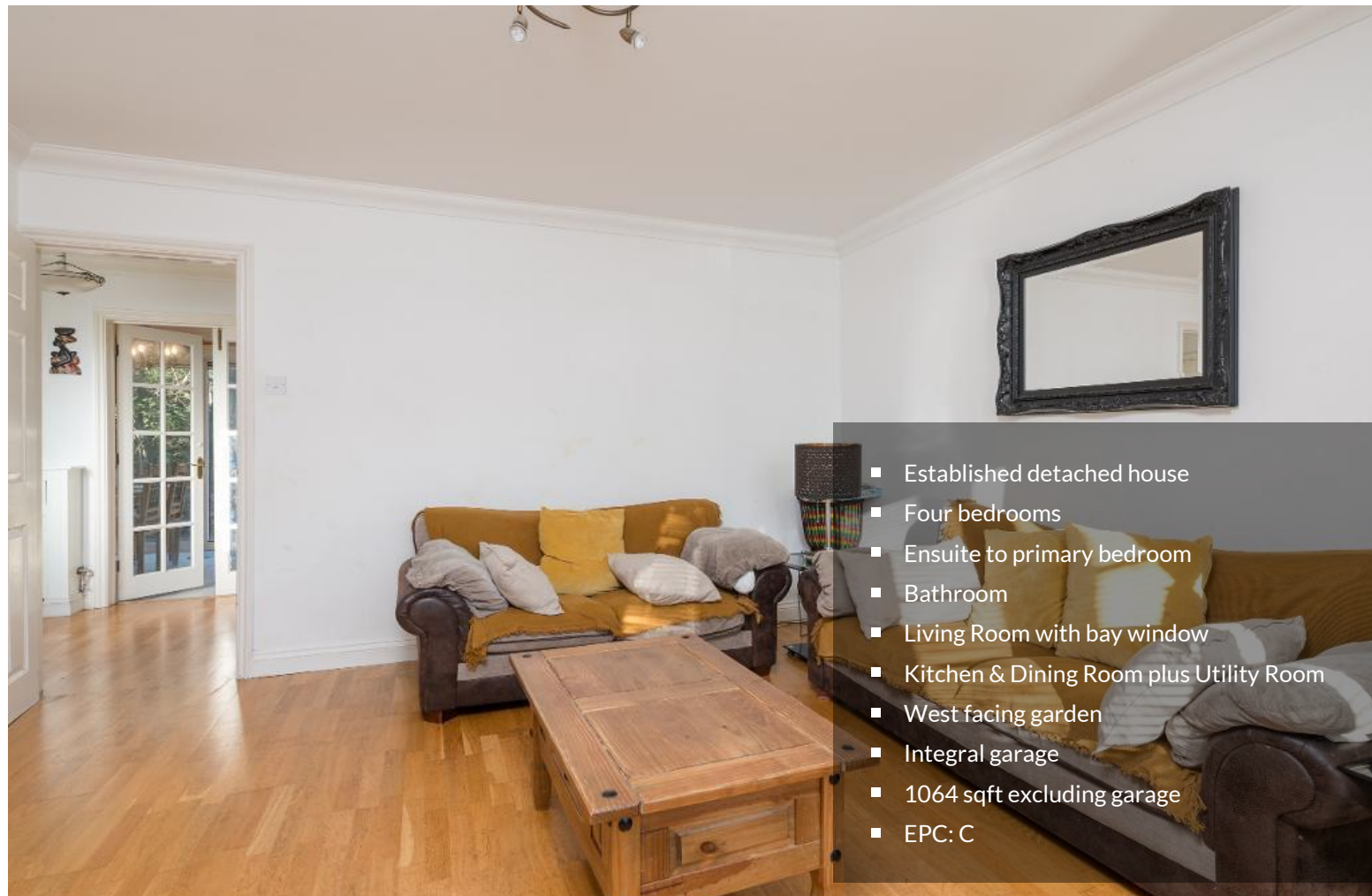
This established, detached home is situated down an executive and sought after tree lined street of similar detached houses within the west Milton Keynes estate of Emerson Valley.

Offering 1064 sqft of living space set across two floors, this home also boasts a generous west facing garden, an integral single garage and a lovely bay window to the front living room.

The spacious entrance hall with cloakroom, leads to all ground floor rooms to include a family sized living room to the front of the house, with a large bay window overlooking the front garden. To the rear of the house you'll find the kitchen and dining room, the 'u shaped' kitchen with peninsula offers a good range of base and eye level units. There's space for a dining table and sliding patio doors lead out on the the rear garden. Also tucked off the kitchen you will find a handy utility room with a door leading outside.

To the first floor there are four good sized bedrooms, with the master room boasting double fitted wardrobes and an ensuite. Three further bedrooms and the family bathroom complete this level.

The rear garden facing a westerly direction, is surrounded by mature trees and offers a good level of peace and privacy. Its large patio area is the prefect space for outdoor dining and lounging whilst still leaving a good amount of lawn and greenery.



- Established detached house
- Four bedrooms
- Ensuite to primary bedroom
- Bathroom
- Living Room with bay window
- Kitchen & Dining Room plus Utility Room
- West facing garden
- Integral garage
- 1064 sqft excluding garage
- EPC: C



This home has the added benefit of being sold with no onward chain.

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.







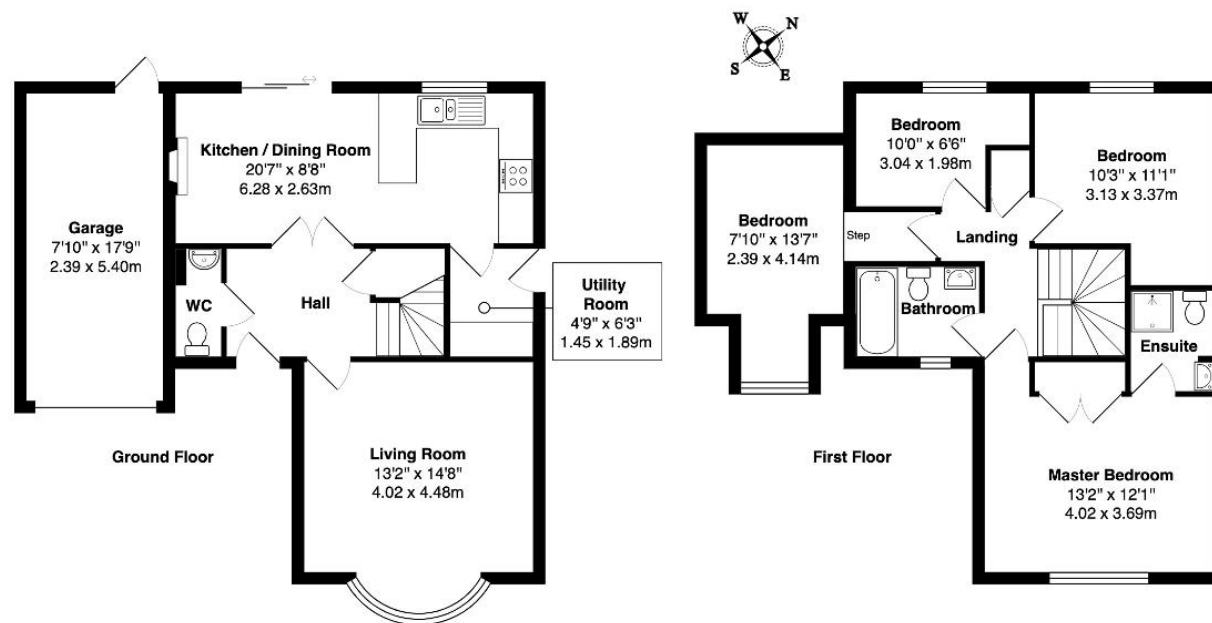












Approximate Area: 1064 ft² ... 98.9 m² (excluding garage)

Approximate Area of Garage: 151 ft² ... 14 m²

Total Approximate Area: 1215 ft² ... 112.9 m²

Floor plans are for layout purposes only and are not intended to be scale drawings.  
All measurements, including window and door openings are approximate and should not be relied upon for valuation purposes.  
Please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
MK Property Photography accepts no liability whatsoever for any error or omission or inadvertent mis-statement in a floor plan.  
Copyright MK Property Photography [www.mkpropertyphotography.co.uk](http://www.mkpropertyphotography.co.uk)

#### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

**KING**  
ESTATE AGENTS

11 Furzton Lake  
Shirwell Crescent  
Milton Keynes  
Buckinghamshire  
MK4 1GA

Tel: 01908 272724

E-mail: [info@kingestateagents.com](mailto:info@kingestateagents.com)

Web: [www.kingestateagents.com](http://www.kingestateagents.com)