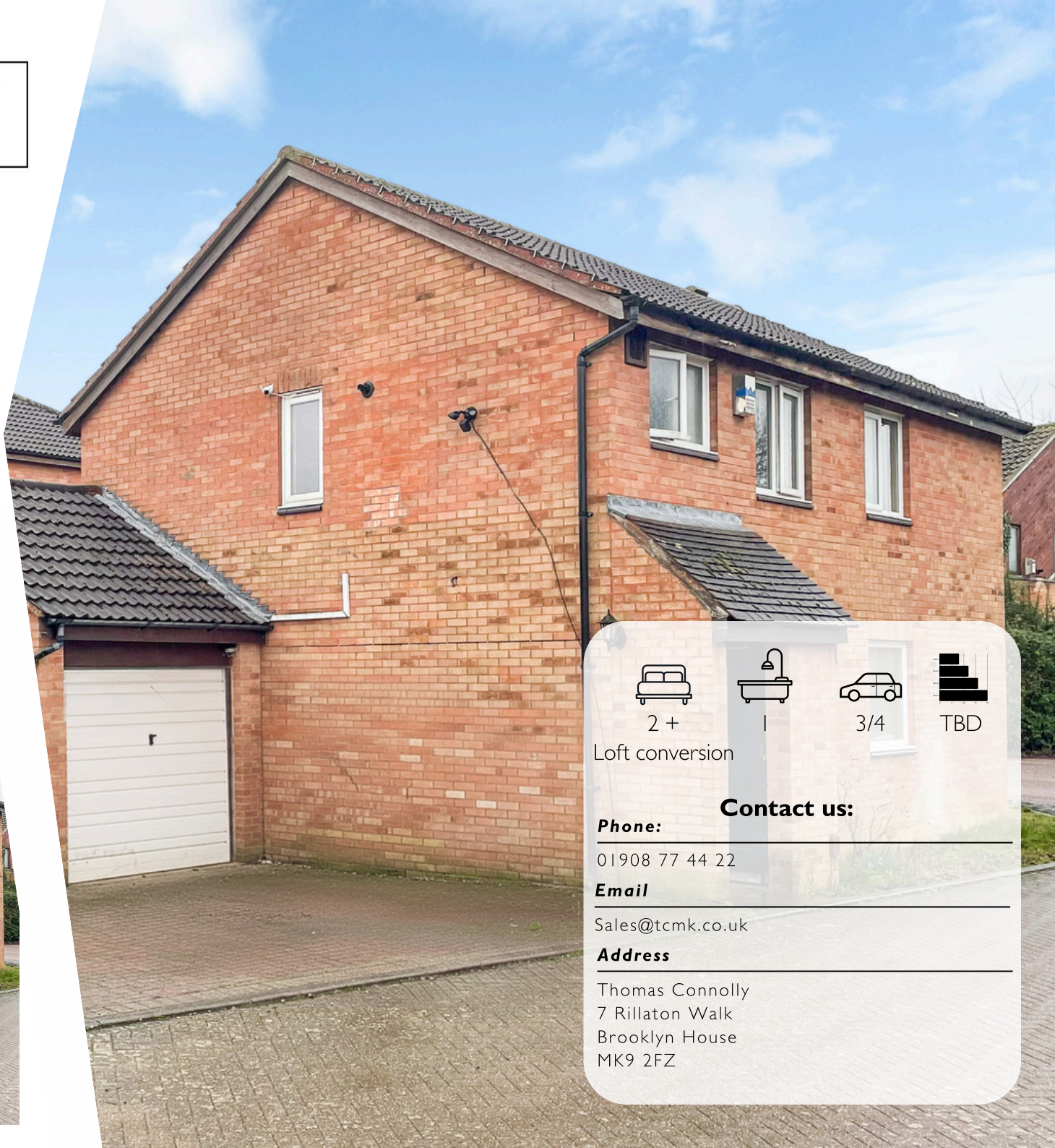


THOMAS CONNOLLY

ESTATE AGENTS | LETTING AGENTS | NEW HOMES | PROPERTY MANAGEMENT

3 BINGHAM CLOSE EMERSON VALLEY MILTON KEYNES MK4 2AU

For Sale | Freehold | £295,000



2 +

Loft conversion



1



3/4



TBD

Contact us:

Phone:

01908 77 44 22

Email

Sales@tcmk.co.uk

Address

Thomas Connolly
7 Rillaton Walk
Brooklyn House
MK9 2FZ

Property Description

Thomas Connolly Estate Agents are delighted to present for sale this well maintained two-bedroom semi-detached home, situated within the popular Emerson Valley area of Milton Keynes. Offering versatile accommodation including a converted loft space and generous parking provisions, this property is ideal for first-time buyers, downsizers or those seeking additional flexible living space.

The accommodation comprises an entrance hallway leading through to the kitchen, which is positioned at the front of the property and offers a practical layout with ample worktop and storage space. To the rear is a spacious sitting/dining room, providing an excellent area for both relaxing and entertaining. The conservatory is accessed from the sitting room and enjoys views over, and direct access to, the private rear garden, creating a natural extension of the living space.

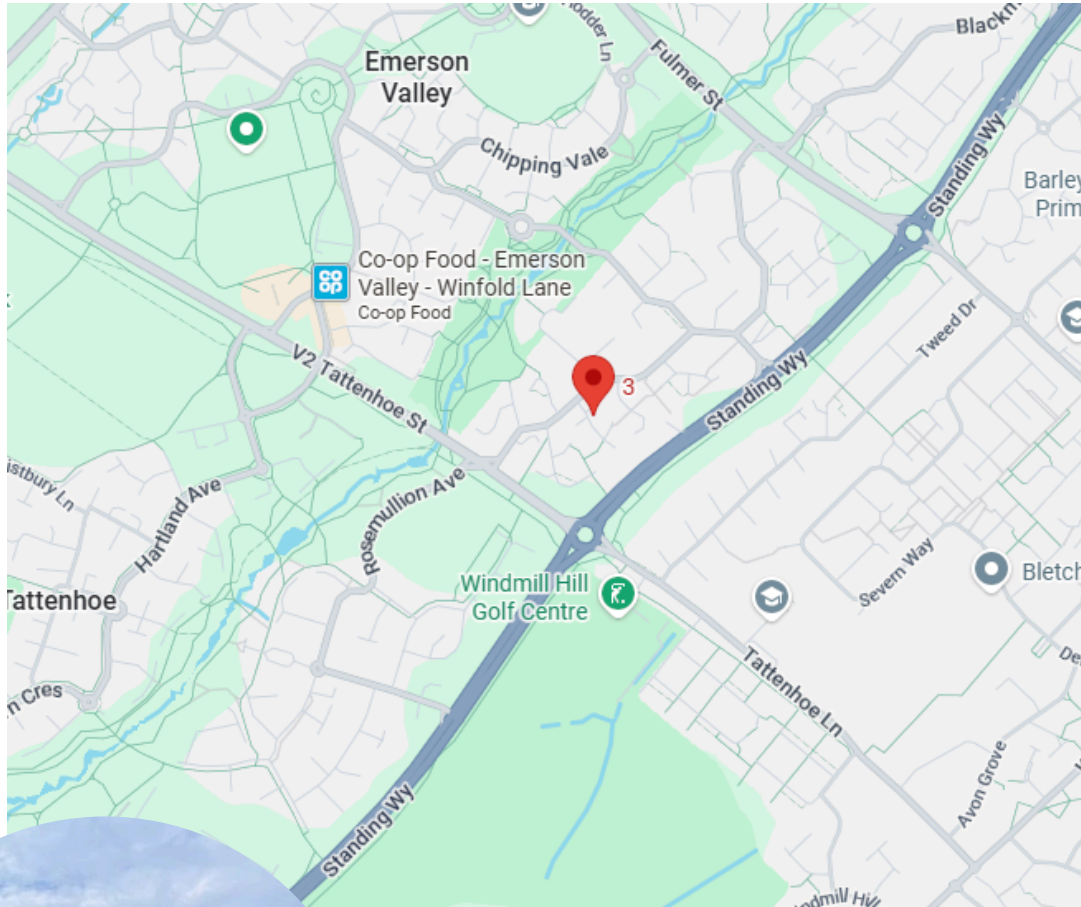
To the first floor are two bedrooms, including a well-proportioned principal double bedroom, alongside a second bedroom and a family bathroom serving the accommodation.

Stairs rise to the converted loft space, which is currently utilised as an additional room and offers excellent flexibility for use as a home office, hobby room or occasional guest space.



3 Bingham Close, Emerson Valley Milton Keynes, MK4 2AU

Location



Externally, the property benefits from a private rear garden and a single garage. To the front, driveway parking is available for up to three vehicles. A gated entrance provides access to the rear garden, offering the potential for additional secure vehicle parking if required. Emerson Valley is a well established and highly regarded residential area on the western side of Milton Keynes. The location is particularly popular with families due to its reputable local schooling, nearby parks and green open spaces, and strong sense of community. The area benefits from local shops and everyday amenities, while being within easy reach of Westcroft District Centre and Central Milton Keynes for a wider range of retail, dining and leisure facilities. Excellent transport links are also close by, including convenient access to the A5, M1 motorway and Milton Keynes Central railway station, providing direct services to London Euston.

Please contact Thomas Connolly Estate Agents for more information or to arrange a viewing.

If you are considering buying, selling, or letting a property, or require mortgage advice, our team would be happy to assist you.

In accordance with government legislation and HMRC Anti-Money Laundering (AML) regulations, all purchasers whose offer is accepted are required to complete digital identity verification and source of funds checks. These checks are carried out by a specialist third-party provider. The cost is £60 inc. VAT per transaction, payable directly to the provider. This fee is non-refundable.



THOMAS CONNOLLY ESTATE AGENTS

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Room Descriptions:

Entrance hall

Kitchen

10' 1" x 7' 2" (3.07m x 2.18m)

Sitting room / Dining room

13' 7" x 14' 4" (4.14m x 4.37m)

Conservatory

13' 10" x 7' 9" (4.22m x 2.36m)

First floor landing

Bedroom two

6' 8" x 10' 3" (2.03m x 3.12m)

Family bathroom

6' 6" x 5' 5" (1.98m x 1.65m)

Principle bedroom

10' 5" x 9' 10" (3.17m x 3.00m)

Access to loft conversion

Additional room

7' 9" x 13' 7" (2.36m x 4.14m)

Please note:

These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes only and may be incorrect. Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect. Thomas Connolly Estate Agents advise perspective buyers to recheck all measurements prior to committing to any expense. We confirm we have not tested any apparatus, equipment, fixtures, fittings or services and it is within the prospective buyers interests to check the working condition of any appliances prior to exchange of contracts. Thomas Connolly Estate Agents has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

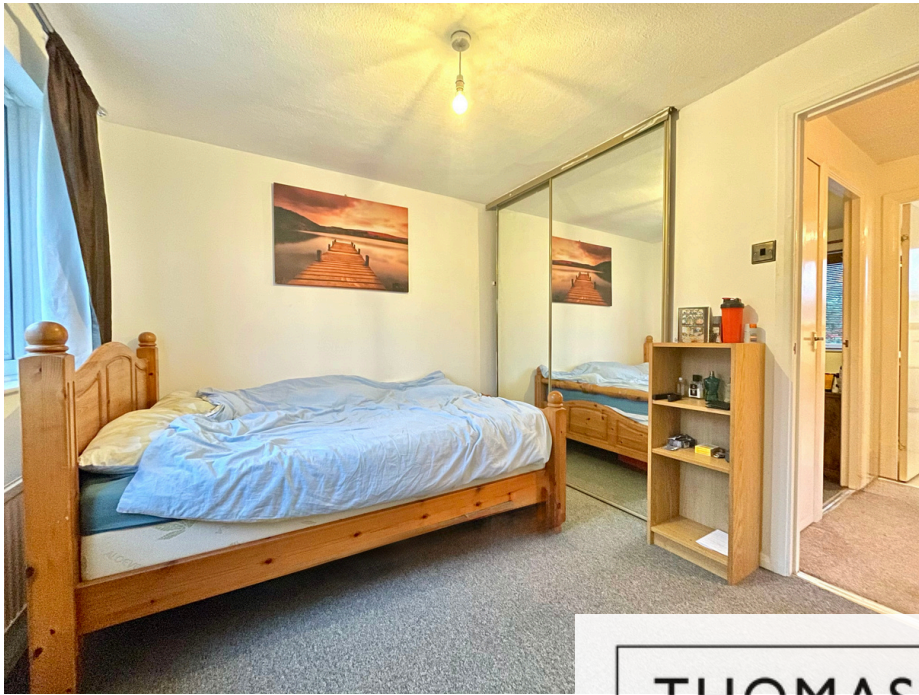




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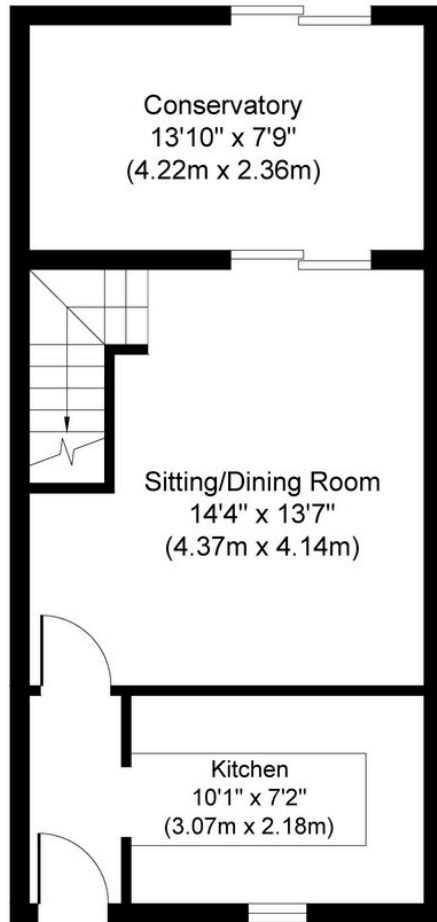


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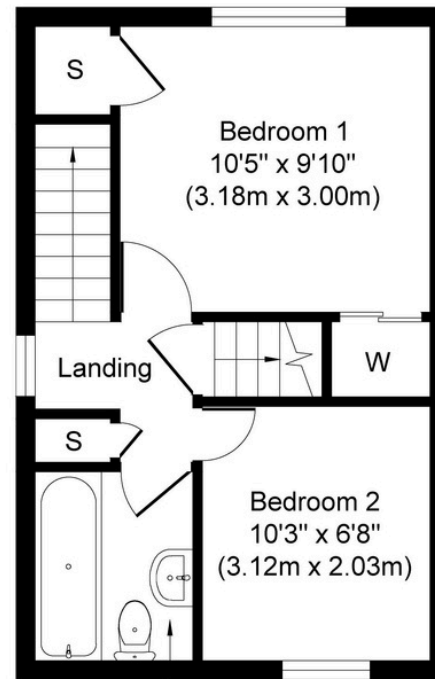
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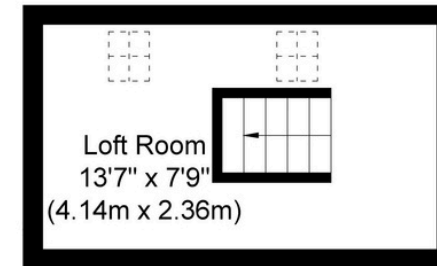
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Ground Floor



First Floor



Loft Floor

Approx. Gross Internal Floor Area 813 sq. ft / 75.50 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.