



**40 Rillington Gardens, Emerson Valley,  
Milton Keynes, Buckinghamshire, MK4 2ED**

**£350,000**

- FANTASTIC SCHOOL CATCHMENT
- FRONT AND REAR GARDENS
- THREE BEDROOM LINK-DETACHED FAMILY HOME
- GARAGE AND DRIVEWAY
- CHAIN FREE
- SITUATED IN A QUIET CUL-DE-SAC
- EPC Rating

**\*\*CHAIN FREE\*\***

Recently refurbished, three bedroom link-detached family home, situated in the popular development of Emerson Valley. The location has many beneficial factors which include the following: walking distance to the Westcroft Centre as well as Emerson Valleys' local shops and amenities, superb Nurseries and Primary Schools, close proximity for commuters to Buckingham and Aylesbury as well as Central Milton Keynes. One of the major draws to the area is the Senior School Catchment for Shenley Brook End. In brief, this property comprises of an entrance hallway, lounge, dining room, kitchen, conservatory, three bedrooms and a family bathroom. Outside there are front and rear gardens, as well as off road parking at the front of the property.

### **Disclaimer**

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to Elevation Estate Agents in the first instance.