



**35 White Horse Drive, Emerson Valley,
Milton Keynes, Buckinghamshire, MK4 2AZ**

£425,000 Freehold

- Highly desirable location of Emerson Valley
- Cloakroom
- Fantastic school catchment
- Four Double Bedrooms
- Double Garage
- No upper chain
- South facing rear garden
- EPC Rating D





GROUND FLOOR

Entrance Hall

Doors leading to:

Lounge

Kitchen

Conservatory

Dining Room

Downstairs Cloakroom

Fitted to comprise two piece suite

FIRST FLOOR

Landing

Doors leading to:

Bedroom One

En Suite

Fitted to comprise three piece suite

Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

Fitted to comprise three piece suite

EXTERIOR

Rear and Front Garden

Single Garage

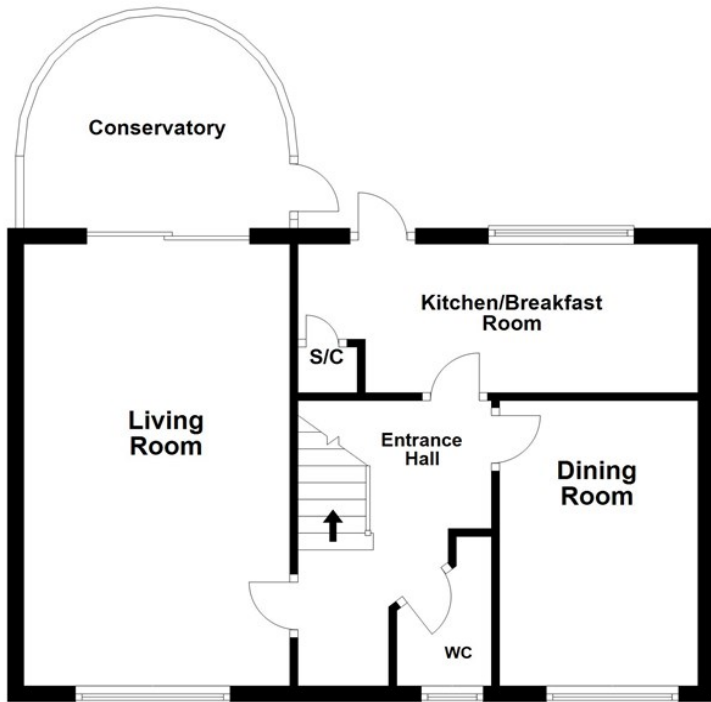
Off Road Parking

Space for two vehicles

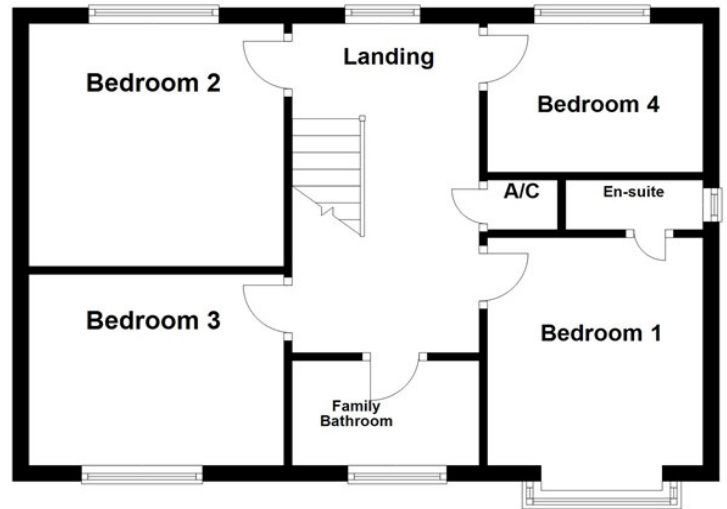
Disclaimer

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.

Ground Floor



First Floor



Floor plans are for layout purposes only
Plan produced using PlanUp.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A			(92 to 100) A		
(81 to 91) B		83	(81 to 91) B	82	
(69 to 80) C			(69 to 80) C		
(55 to 68) D	60		(55 to 68) D	55	
(39 to 54) E			(39 to 54) E		
(21 to 38) F			(21 to 38) F		
(1 to 20) G			(1 to 20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC		England, Wales & N.Ireland	EU Directive 2002/91/EC	

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