



**42 Berrington Grove, Westcroft, Milton
Keynes, Buckinghamshire, MK4 4FB**

£319,950 Freehold

- Four bedroom
- End of terrace house
- Fantastic school catchment
- Desirable and popular location of Westcroft
- Single garage and 1 parking space
- En suite to master
- Two reception rooms
- Downstairs cloakroom
- EPC Rating C





GROUND FLOOR

Entrance Hall

Doors leading to:

Lounge

4.94m x 3.25m (16' 2" x 10' 8")

Dining Room

3.30m x 2.84m (10' 10" x 9' 4")

Kitchen

4.23m x 3.12m (13' 11" x 10' 3")

Downstairs Cloakroom

Fitted to comprise two piece suite

FIRST FLOOR

Landing

Doors leading to:

Bedroom One

3.49m x 3.28m (11' 5" x 10' 9")

En Suite

Fitted to comprise three piece suite

Bedroom Two

3.27m x 3.24m (10' 9" x 10' 8")

Bedroom Three

2.78m x 2.08m (9' 1" x 6' 10")

Bedroom Four

2.77m x 2m (9' 1" x 6' 7")

Family Bathroom

Fitted to comprise three piece suite

EXTERIOR

Front, Rear and Side Garden

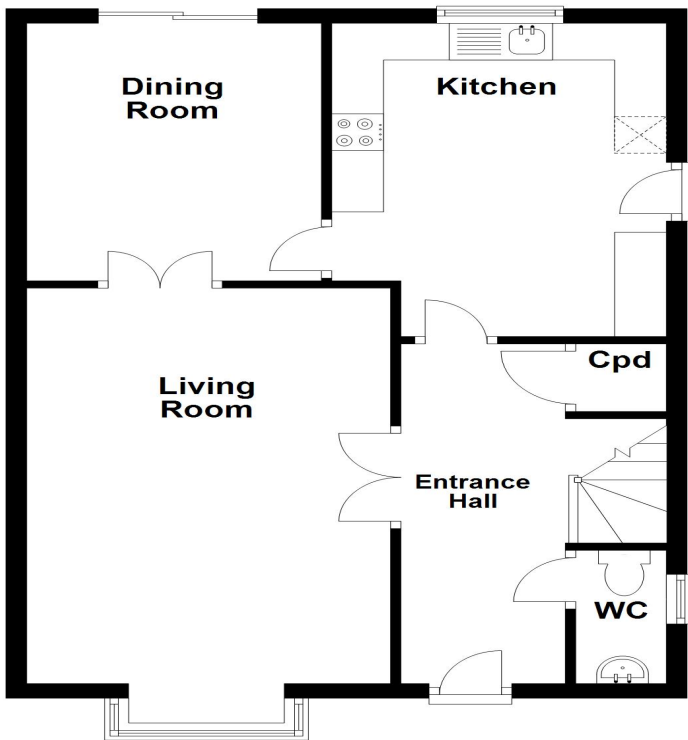
Single Garage

Off Road Parking
Space for one vehicle

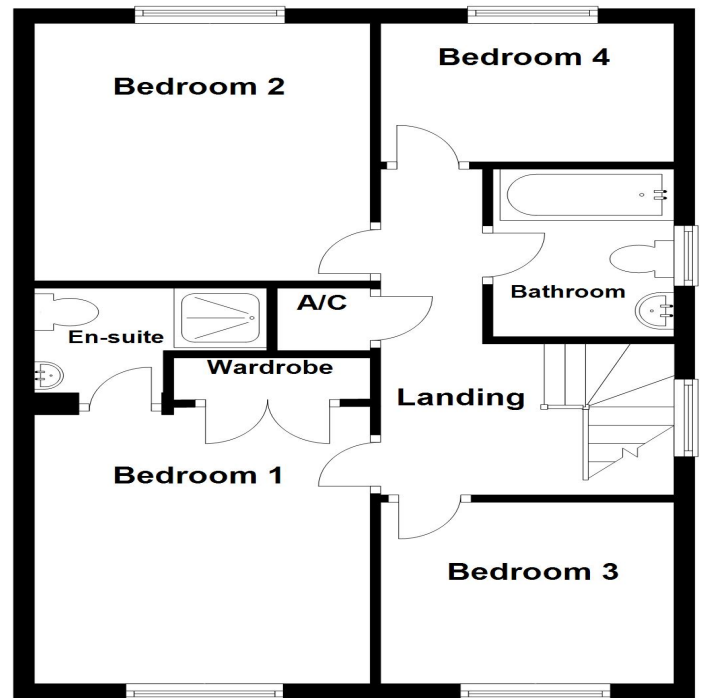
Disclaimer

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



elevation estate agents
Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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
(69 to 80) C	73		(69 to 80) C
(55 to 68) D			(55 to 68) D
(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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