



# Cauldwell

PROPERTY SERVICES



## 78 Pickering Drive, Milton Keynes, MK4 2EF

### £299,995

Cauldwell Property Services are delighted to offer for sale this well-presented two bedroom semi-detached home, situated within the sought-after area of Emerson Valley in Milton Keynes — available with no upper chain.

The accommodation briefly comprises: entrance hall, spacious living room, and a kitchen/dining room overlooking the rear garden. Upstairs you'll find two well-proportioned bedrooms and a family bathroom.

Outside, the property boasts both front and enclosed rear gardens, a driveway providing off-road parking and a single garage.

Located in a popular residential area with good school catchment, local amenities, and excellent transport links, this home would make an ideal first-time purchase or investment opportunity.

Council tax band: C  
Energy rating: C

## **ENTRANCE HALL**

Stairs to first floor. Cupboard. Radiator. Door to living room.

## **LIVING ROOM 15'1" x 9'6" (4.61 x 2.91)**

Widening to 15'1 x 12'11.

Double glazed window to front. Two radiators. Door to kitchen/dining room.

## **KITCHEN/DINING ROOM 12'11 x 7'6 (3.94m x 2.29m)**

Fitted with a range of wall and base units with worksurfaces incorporating sink drainer unit. Built in oven, four ring hob and extractor. Wall mounted boiler. Splash back tiling Double glazed window and door to rear. Radiator.

## **FIRST FLOOR LANDING**

Doors to all rooms.

## **BEDROOM ONE 12'9" x 9'5" (3.91 x 2.88)**

Two double glazed windows to front. Double panelled radiator. Built in cupboard.

## **BEDROOM TWO 12'11" x 6'9" (3.94 x 2.08)**

Widening to 12'11 x 7'6.

Two double glazed windows to rear. Radiator.

## **BATHROOM**

Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Heated towel rail. Part tiled walls. Airing cupboard. Shaver point. Extractor.

## **FRONT GARDEN**

Path to front door with storm porch over. Hardstanding driveway.

## **REAR GARDEN**

A generous enclosed rear garden, laid mainly to lawn with patio area Service door to garage. Brick and wooden fence surround..

## **SINGLE GARAGE**

Up and over door. Power and lighting.

All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

The above details have been submitted to our

clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

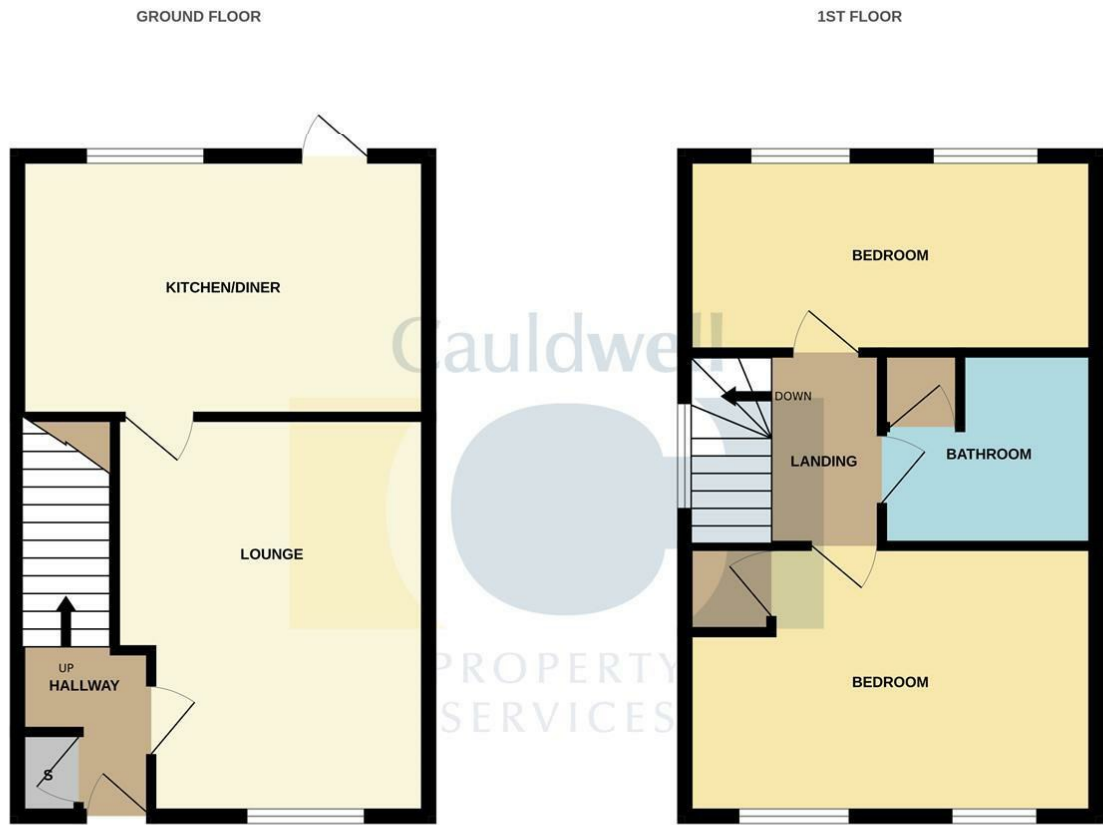
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We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

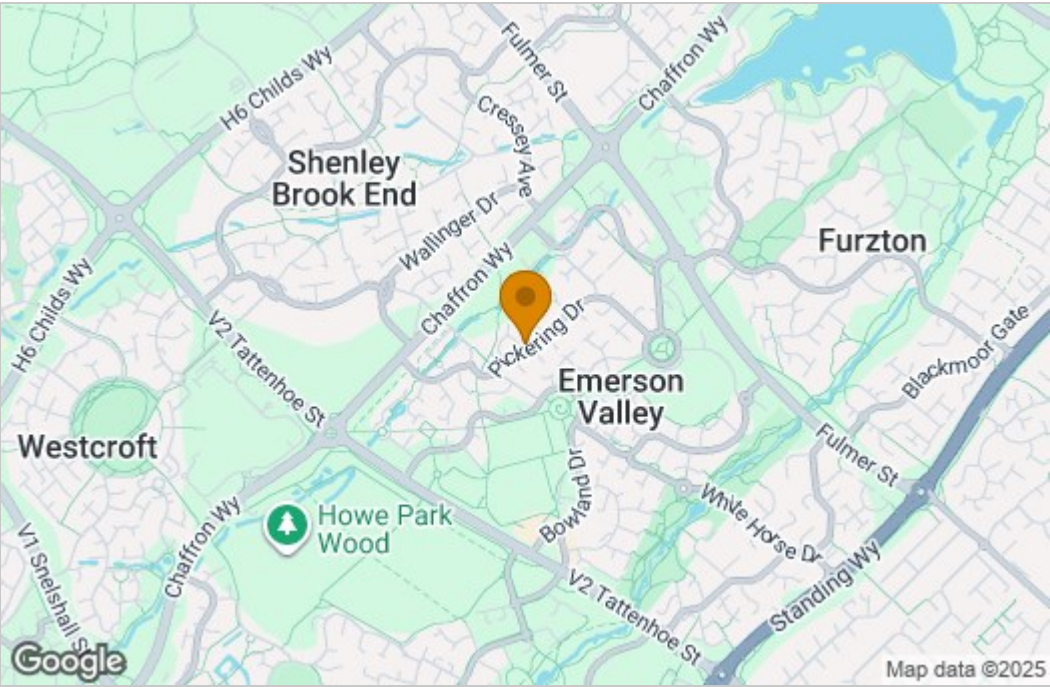


Floor Plan

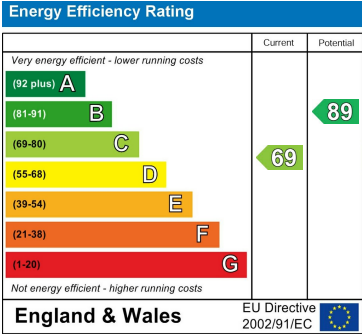


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



Energy Efficiency Graph



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