



Heath Road | Great Brickhill | Buckinghamshire | MK17 9AL

Asking Price £350,000

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A well-presented rarely available two double bedroom semi-detached home situated in the highly sought-after village of Great Brickhill. Offering two reception rooms, a modern kitchen and bathroom, enclosed wrap around rear garden and off-road parking, the property blends character with modern comforts. Ideally positioned within easy reach of Milton Keynes, Leighton Buzzard, excellent local amenities, countryside walks in Rushmere Park and a well regarded village primary school. Offered for sale with no upper chain.

- Recently refurbished rarely available two-bedroom semi-detached home.
- Spacious living room and separate dining room.
- Family bathroom with bath and separate shower cubicle.
- Driveway providing off-road parking.
- Potential for further extensions subject to necessary permissions.
- Sought-after village location in Great Brickhill walking distance of Rushmere country park, The Old Red Lion and cricket club.
- Modern fitted kitchen with integrated oven, gas hob and dishwasher.
- Enclosed rear garden with patio, lawn and timber shed.
- Offered for sale with no upper chain.

Welcome to Heath Road

The property is well set back from the road behind an enclosed front garden, mainly laid to lawn with a paved pathway leading to the entrance.

Sitting Room

11'3" x 10'11" (3.45 x 3.35)

A front-facing reception room with a window overlooking the garden, allowing for plenty of natural light. The room offers space for a range of lounge furniture and provides access through to the kitchen.

Dining Room

11'8" x 7'8" (3.56 x 2.36)

A versatile second reception room with an attractive exposed stone feature wall. Double doors open directly onto the rear garden, providing plenty of natural light and making the space ideal for dining and entertaining.

Kitchen

8'9" x 7'8" (2.67 x 2.34)

Fitted with a range of wall and base units with work surfaces and tiled splashbacks. Incorporating a stainless steel sink, integrated oven with four-ring gas hob and extractor hood above, with space for further appliances. A window and part-glazed door to the rear provide natural light and direct access to the garden.





Bathroom

A modern family bathroom fitted with a white three-piece suite comprising a panelled bath with shower attachment, separate shower enclosure, concealed cistern WC and vanity wash hand basin with storage beneath. Fully tiled walls, a heated towel rail and an obscured window.

Bedroom One

11'5" x 10'11" (3.48 x 3.33)

A well-proportioned double bedroom with a front-facing window overlooking the garden, providing good natural light. The room offers ample space for a double bed and freestanding bedroom furniture.

Bedroom Two

8'9" x 8'0" (2.69 x 2.44)

A comfortable second bedroom overlooking the rear aspect. The room provides space for a single bed or could also be used as a home office or nursery.

Garden

The property benefits from an enclosed garden, with a combination of block-paved patio and lawn providing space for both seating and outdoor enjoyment. Timber fencing offers privacy, while gated access leads to the front of the property. The generous paved area provides additional space for entertaining.

Parking

Benefitting from a block paved driveway providing off road parking for one car, further parking available on the road.

Local Area

The village of Great Brickhill is one of the most sought-after villages in the local area located at the top of a hill and within an 'Area of Attractive Landscape' just 15 minutes from the centre of Milton Keynes. The village has a very active community including The Old Red Lion public house which offers a warm welcome with good food, a superb garden with extensive views over the Aylesbury Vale. The village Church, St Mary's The Virgin is a Grade 2* listed building and has an active congregation. The Cricket Club, which is open all year, is very well supported by the local community often holding events such as dances, quiz nights and special children's events. Adjacent to the Cricket Club is the Tennis Club which has 2 floodlit and recently refurbished courts and a floodlit MUGA primarily used to play football. Both Clubs offer excellent coaching opportunities for children aged 5 and up. The Parish Hall hosts many Clubs and events. Youth Cafe, Badminton Club, Table Tennis Club, palates, dance classes, travelling Post Office, Book Club, W.I., Bowls Club and many more. It is frequently used to hold christening and children's parties. The Parish Hall also accommodates Little Ashes Pre-school every morning which caters for children aged from 2-4 and has an excellent Ofsted record. The village primary school High Ash Church of England is rated Ofsted Outstanding and many children from here progress to the excellent Aylesbury Grammar schools which have daily transportation arranged from the village. Local sporting facilities also include fishing, shooting and stabling with several options regularly available in the village and for golfers there are an array of golf courses available within a few miles' radius including Woburn, Leighton Buzzard and The Three Locks. The village also offers fibre optic internet with speeds upto 1000 Mbps.

Material Information

About the property;

Council Tax Band: C

Construction Materials: Traditional

Utilities;

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas Mains

Broadband: FTTP

Broadband speed: 1000Mbs

Mobile coverage: 4G

Parking;

Availability of parking: Off road parking for one car

Issues with potential impact;

Property accessibility adaptations: None known

Building safety: None known

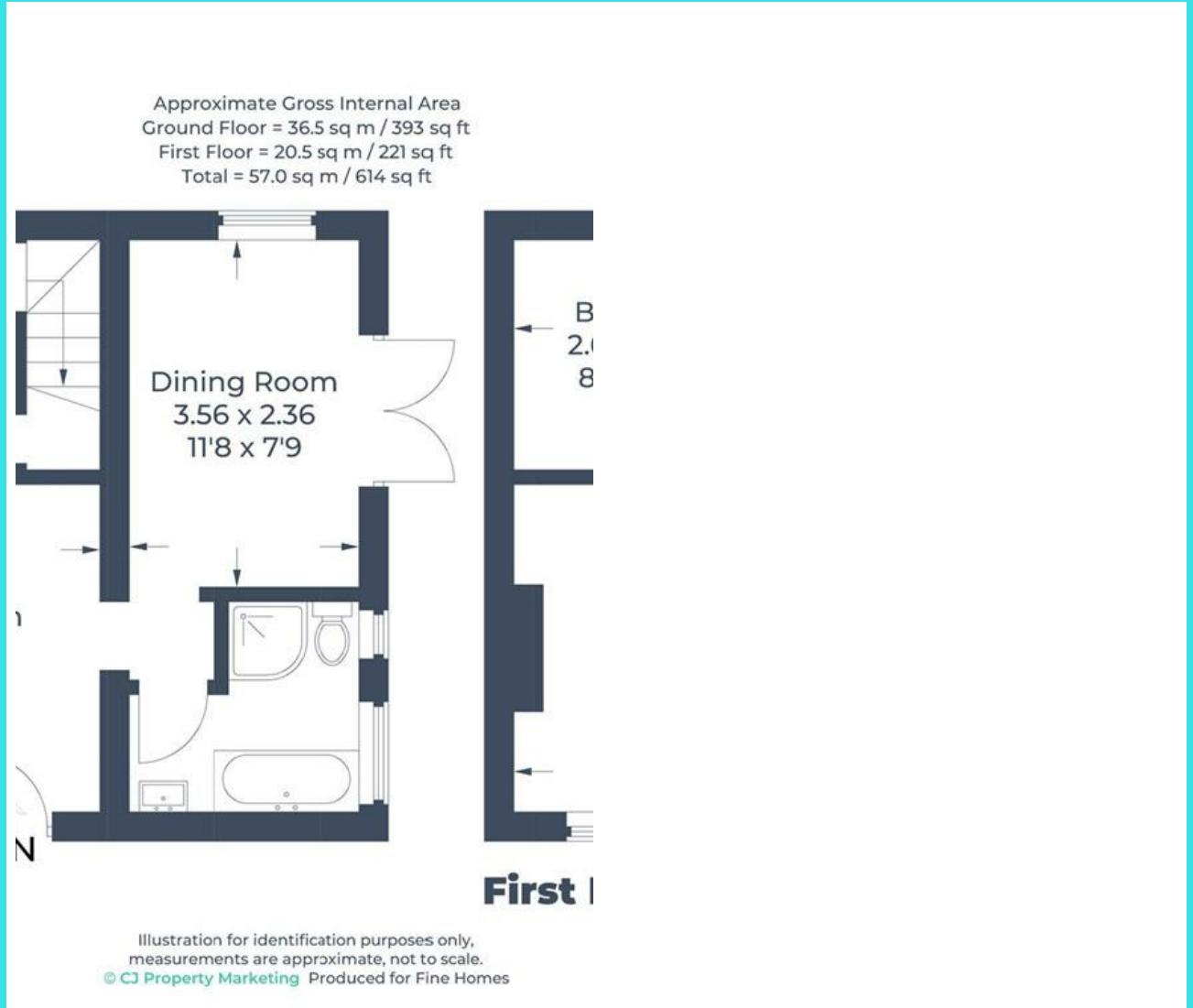
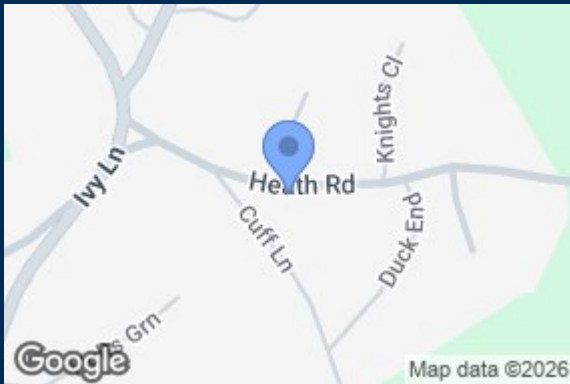
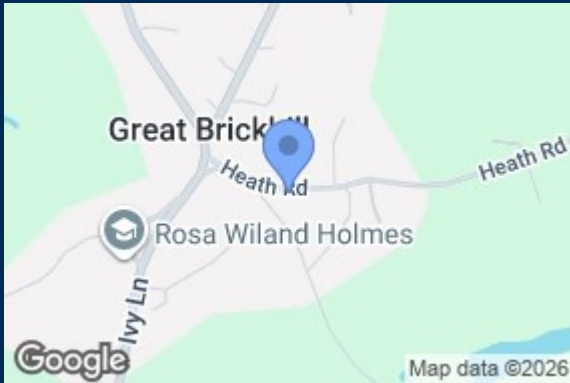
Planning permission or proposed developments: None known

Flood risk: No

Coastal erosion risk: No

Coalfield or mining area: No

Restrictions: Yes



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (82 plus) A (61-81) B (49-60) C (35-48) D (29-34) E (21-28) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	72		81
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Duck End
 Great Brickhill
 Buckinghamshire
 MK17 9AP
 01525 261100
 enquiries@finehomesproperty.co.uk