



Heath Road | | Great Brickhill | MK17 9AL

Asking Price £300,000

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Fine Homes Property are delighted to present this rarely available two bedroom cottage that has been modernised throughout, situated in the sought after village of Great Brickhill offered for sale with a complete upper chain. Enjoying an enclosed garden as well as driveway parking. The accommodation includes; living room, kitchen, two double bedrooms and a modern bathroom. Walking distance from two country parks, The Old Red Lion and cricket club.

- Semi detached character cottage.
- Located in the heart of Great Brickhill.
- Enclosed rear garden.
- Walking distance of two national country parks.
- Walking distance of The Old Red Lion and Cricket Club.
- Recently refitted kitchen and bathrooms.
- Two good size bedrooms.
- Off road parking.
- Attention investors and first time buyers.
- Complete upper chain.

Living Room
11'1" x 10'9" (3.4 x 3.3)

The lounge is a good size yet cosy room which has a large window to the front aspect making it a bright room as well as providing an outlook over the garden. There is a useful full height storage cupboard. There is a newly fitted UPVC front door and a door leading to the kitchen.

Kitchen

8'6" x 7'6" (2.6 x 2.3)

The kitchen has been recently refitted and is in stunning condition. It comprises a good range of base level and wall mounted units with handle less gloss doors. Inset into the slim line white square edged work surface is stainless steel sink with mixer taps and gas hob with extractor fan over and white brick tiled splash back behind. There is an under counter fridge and space for a washing machine. There is a window to the rear aspect, and doors lead to the lobby and first floor. Laminate wood effect flooring.

Lobby

The lobby has a UPVC door to the rear which provides back access into the kitchen which is very useful and there is the door leading to the bathroom. Dark tiled flooring is in the lobby and continues through into the bathroom.





Bathroom

The fully tiled bathroom is beautifully fitted with a three piece suite comprising; p shape bath, low level WC with hidden cistern and the wash basin with chrome mixer taps and cupboards under. There is a frosted window to the rear aspect. Over the bath there is a shower and a fitted glass shower screen.

Landing

The landing is fully carpeted, there are doors leading to both bedrooms and there is a loft hatch above.

Bedroom One

11'5" x 10'9" (3.5 x 3.3)

The bedroom one is a very spacious double bedroom with the benefit of two fitted wardrobes as well as further space for more if so required. There is a window to the side aspect that enjoys an outlook looking over the quintessential village that is Great Brickhill.

Bedroom Two

8'6" x 8'2" (2.6 x 2.5)

The second bedroom is a further good size bedroom with space for wardrobes. There is a window to the rear aspect. This room is currently being used as a home office which it lends itself to very well.

Loft

The lofts has had further insulation installed as well as boarding providing useful extra storage.

Garden

The garden is fully enclosed with two gates providing side and rear access. The majority of the garden is laid to lawn and there is a further paved patio area for garden furniture and a BBQ. To the right border there is a mature hedge line which provides total privacy for all of the garden. A block paved path leads to the rear gate. If you would like an area to be able to have animals safe and secure this garden is perfect.

Parking

The cottage benefits from a private block paved parking area that is shared between three properties, there is one parking space located near to the rear gate to access the garden. There is further unrestricted 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.L., 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.

The Georgian town of Woburn lies to the north east of Great Brickhill, and offers a variety of restaurants, including Michelin starred Paris House, antique shops and access to the historic Abbey and grounds. Fantastic transport links are on offer with Leighton Buzzard train station being less than 10 mins away and providing direct links to London Euston in under thirty minutes. There are also excellent road links including the A5 and the M1 with air travel available from all London airports but particularly London-Luton which is just 30 mins distant.



pproximate Gross Internal Area = 44.0 sq m / 469 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating																					
Current	Potential	Current	Potential																				
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