



Cuff Lane | Great Brickhill | Milton Keynes | MK17 9AR

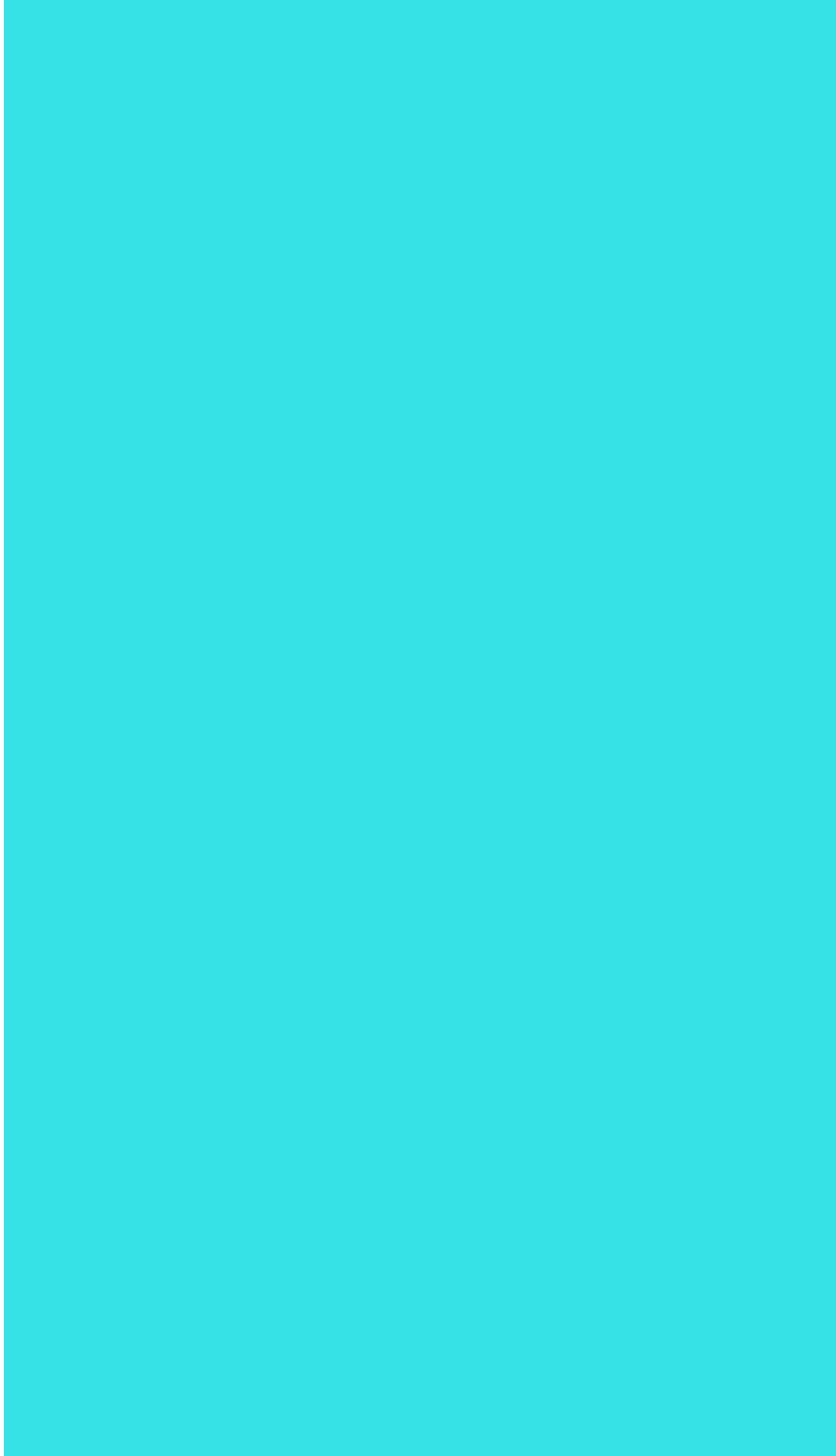
Offers In Excess Of  
£100,000

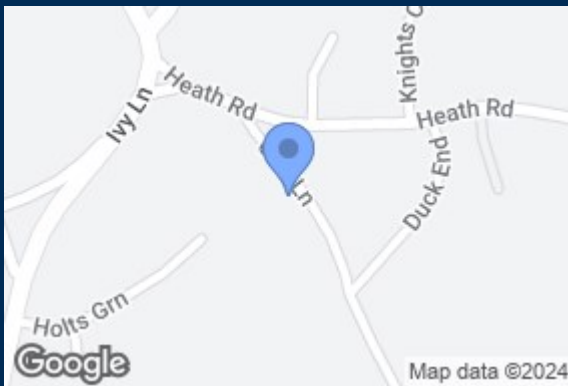
Cuff Lane | Great Brickhill  
Milton Keynes | MK17 9AR  
Offers In Excess Of £400,000

Fine Homes Property are excited to present a wonderful opportunity for the next owner of this rarely available three bedroom semi-detached home in the sought after village of Great Brickhill. With over 880 square foot of interior living space, potential to extend (subject to permissions) and an enormous rear garden, this property offers so much potential. The location is second to none situated on a quiet lane, with beautiful country parks moments walk away, including the 400 acres of Rushmere Country Park.

- A rarely available three bedroom semi detached home in Great Brickhill.
- First time ever to the market, one family resident since new over 60 years.
- Second walk from the heart of the village with the Old Red Lion, Cricket Club and village hall.
- Gated driveway parking.
- Beautiful large landscaped garden.
- Moments walk to Rushmere Country Park, King's Wood and Stockgrove Lake.
- Masses of potential for internal development/redesign and extension subject to planning.
- Large brick outbuilding in the garden.







Approximate Gross Internal Area  
 Ground Floor = 38.9 sq m / 419 sq ft  
 First Floor = 38.6 sq m / 415 sq ft  
 Cool Shed = 4.8 sq m / 52 sq ft  
 Total = 82.3 sq m / 886 sq ft



Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
 A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	85	 A (02 plus) B (01-09) C (00-09) D (00-04) E (00-04) F (01-08) G (1-20)	
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC		Not environmentally friendly - higher CO <sub>2</sub> emissions England & Wales EU Directive 2002/91/EC	

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