



Holts Green | Great Brickhill | Milton Keynes | MK17 9AJ

Offers In Excess Of £750,000

## Holts Green | Great Brickhill

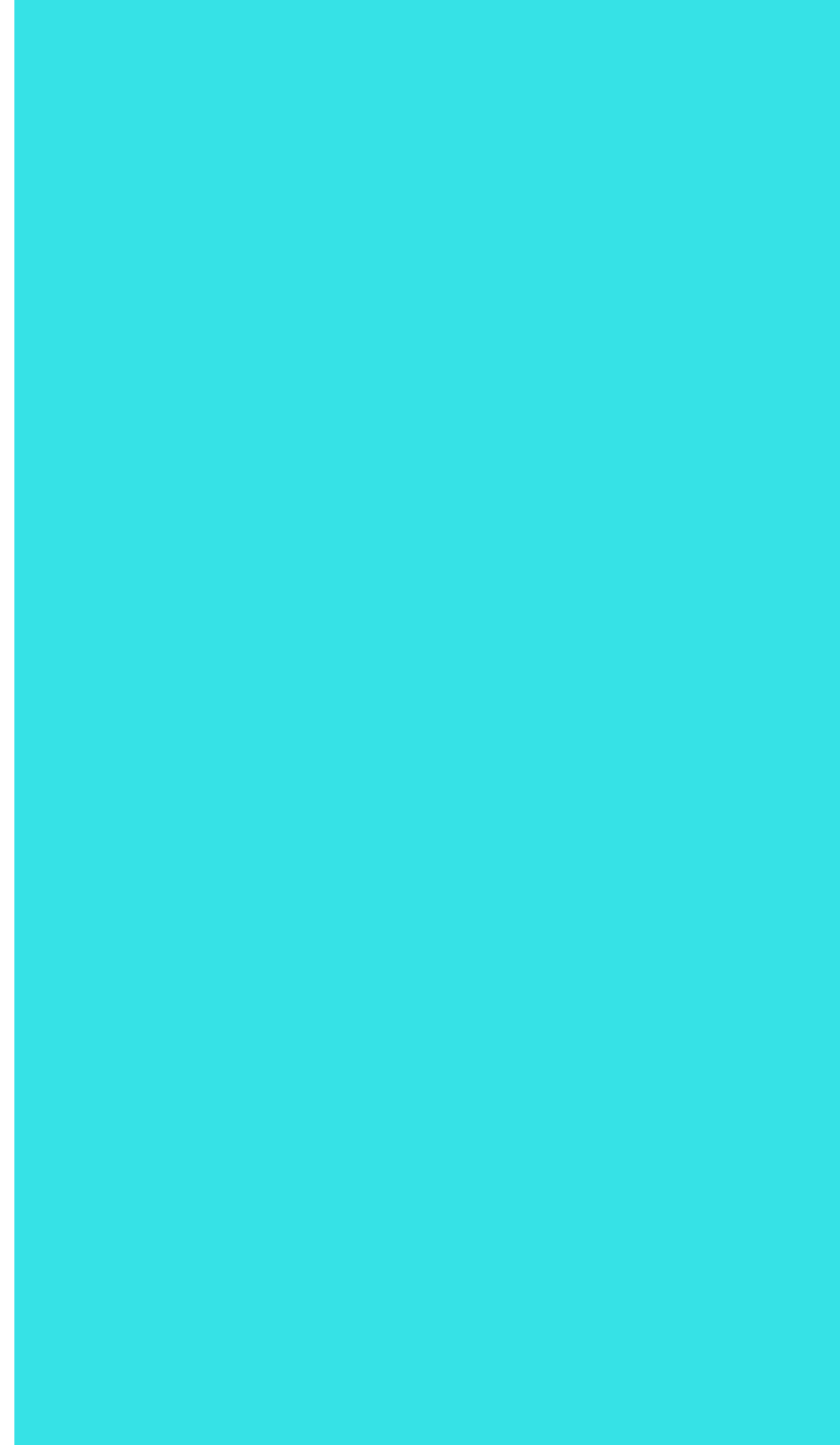
### Milton Keynes | MK17 9AJ

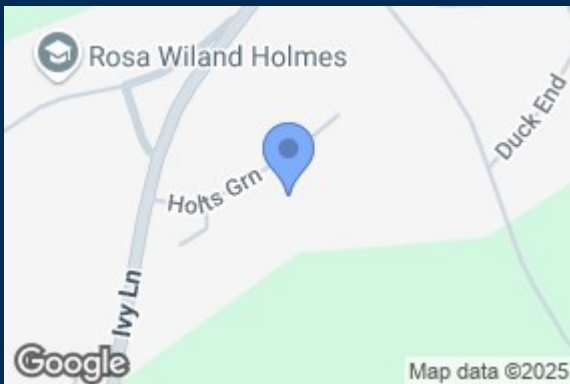
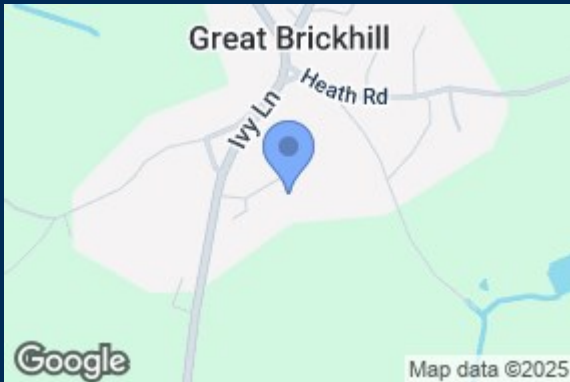
### Offers In Excess Of £750,000

An attractive four-bedroom detached family home positioned on a quiet cul-de-sac enjoying a quarter of an acre plot in the sought after village of Great Brickhill. This beautifully presented family home offers three reception rooms, four bedrooms, two bathrooms (plus dressing room to master) large utility room and is presented to the market for the first time in over 50 years with a complete upper chain. Occupying a substantial quarter of an acre plot with large frontage, expansive driveway, garage, carport and beautiful gardens.

- An attractive four-bedroom detached home on a quiet cul-de-sac, set back on a generous and beautifully landscaped plot.
- Large front garden with mature shrubs, trees, and a large lawn; private driveway with lots of off road parking, car port, and an integral garage.
- Spacious living accommodation, including a large living room, formal dining room as well as a kitchen breakfast room/garden room.
- Bright kitchen and breakfast room with direct access to the garden.
- Beautifully quarter acre garden with patio, large lawn, mature planting, vegetable patch, shed space.
- Principal bedroom with dedicated dressing area and an en-suite shower room.







Approximate Gross Internal Area  
 Ground Floor = 95.2 sq m / 1025 sq ft  
 First Floor = 68.7 sq m / 739 sq ft  
 Garage = 16.3 sq m / 175 sq ft  
 External Cupboard = 0.5 sq m / 5 sq ft  
 Total = 180.7 sq m / 1944 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 |
|                                                                                                                                                                                       |           |                                                                                                                                                                                                                              |           |
| Very energy efficient - lower running costs<br>(92-100) A<br>(81-91) B<br>(69-80) C<br>(55-68) D<br>(39-54) E<br>(21-38) F<br>(1-20) G<br>Not energy efficient - higher running costs |           | Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(82-91) A<br>(61-81) B<br>(39-60) C<br>(25-43) D<br>(19-24) E<br>(11-18) F<br>(1-10) G<br>Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales<br>EU Directive 2002/91/EC                                                                                                                                            |           | England & Wales<br>EU Directive 2002/91/EC                                                                                                                                                                                   |           |

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