



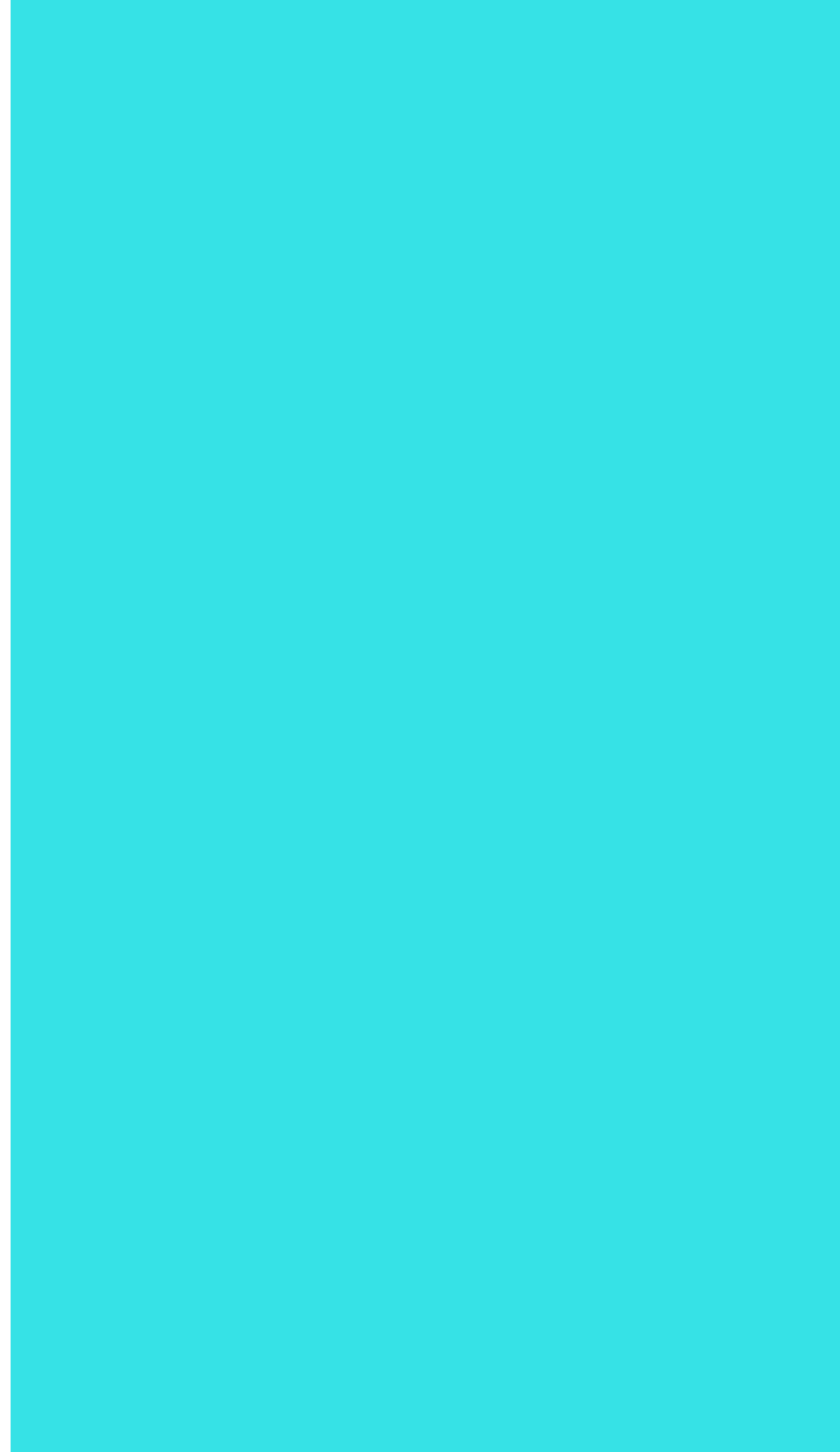
Holts Green | | Great Brickhill | MK17 9AJ
Offers In Excess Of £750,000

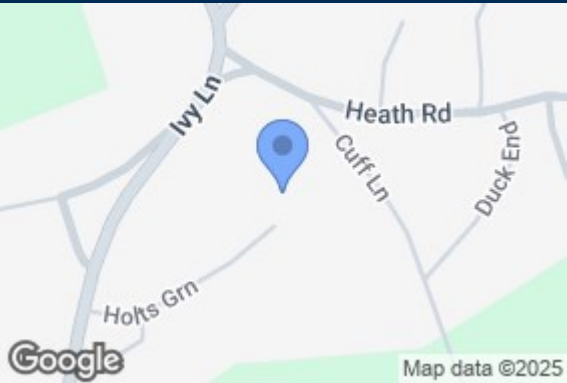
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We are delighted to present this four bedroom detached family home positioned at the end of a quiet cul-de-sac. This spacious home offers excellent family accommodation and generous outdoor space. With a large modern kitchen/diner, a dual-aspect living room with patio access and log burner, and a versatile family room/office. There is a large utility room, two bathrooms, four generous bedrooms and an integral double garage. The private rear garden with greenhouse and wraparound patio is ideal for relaxing or entertaining. No upper chain.

- A spacious four-bedroom detached home at the end of a cul-de-sac in the sought-after Bucks village of Great Brickhill.
- Full length dual-aspect living room with a log burner and patio doors opening to the garden.
- Large modern kitchen/diner with French doors to the patio, integrated appliances, and open plan layout for modern living.
- Generous block-paved driveway and integral double garage providing ample off-road parking and storage.
- Versatile family room with front-facing bay window, ideal as a home office, playroom, or formal dining room.
- Very large utility room with downstairs shower room.







Approximate Gross Internal Area (Including Garage)
Ground Floor = 110.0 sq m / 1,184 sq ft
First Floor = 63.4 sq m / 682 sq ft
Total = 173.4 sq m / 1,866 sq ft

First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
CJ Property Marketing Produced for Fine Homes

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

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