



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.
- Contemporary 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. Finished with fitted carpet and neutral décor, the room offers space for a range of lounge furniture and provides access through to the inner hallway, with a useful built-in storage cupboard.

Dining Room

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

A versatile second reception room with an attractive exposed stone feature wall, creating a characterful focal point. Double doors open directly onto the rear garden, providing plenty of natural light and making the space ideal for dining and entertaining. Finished with fitted carpet and recessed ceiling spotlights.

Kitchen

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

Fitted with a range of contemporary wall and base units with complementary work surfaces and tiled splashbacks. Incorporating a stainless steel sink with drainer, integrated oven with four-ring gas hob and extractor hood above, together 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 provide a bright finish.

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. Finished with fitted carpet and neutral décor, 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, finished with fitted carpet and neutral décor. 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 designed for ease of maintenance, 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.

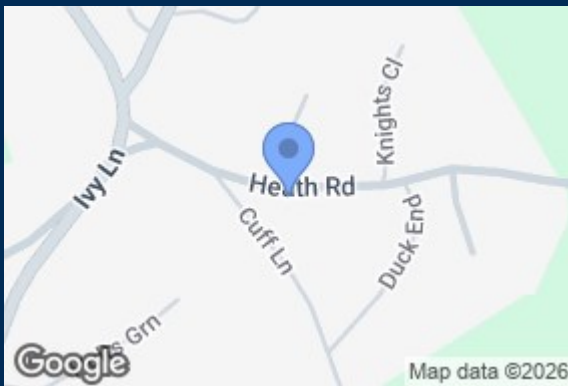
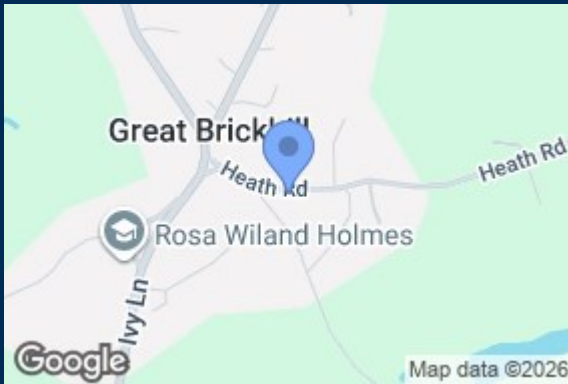
Parking

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



Approximate Gross Internal Area
 Ground Floor = 36.5 sq m / 393 sq ft
 First Floor = 20.5 sq m / 221 sq ft
 Total = 57.0 sq m / 614 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
 72	 81	 72	 81
England & Wales EU Directive 2002/91/EC	England & Wales EU Directive 2002/91/EC	England & Wales EU Directive 2002/91/EC	England & Wales EU Directive 2002/91/EC

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