



George Farm Close | Little Brickhill | Milton Keynes | MK17 9LT

Asking Price £350,000

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Situated in the sought-after village of Little Brickhill, this three-bedroom family home offers an excellent opportunity for renovation and modernisation. Set on a generous plot, the property benefits from a spacious front garden, ample off-road parking, a detached garage and a mature rear garden. Offering plenty of potential to improve and extend (subject to planning permission), it is ideal for buyers looking to create a home of their own specification.

- Spacious living room with a front aspect window.
- Ground floor bathroom.
- Driveway providing ample off-road parking.
- Mature, private rear garden with established trees and shrubs.
- Fitted kitchen with access to the rear garden.
- Generous front garden with mature planting.
- Detached garage with additional storage potential.
- Scope to improve and extend, subject to the necessary planning permissions.

Welcome to George Farm Close

The property is set back from the road behind a generous front garden, offering a good degree of privacy. A gravel driveway provides off-road parking for multiple vehicles, while a pathway leads to the front entrance. The frontage offers excellent scope for landscaping or further enhancement, subject to any necessary consents.

Entrance Hall

The entrance hall has stairs to the first floor, understairs storage cupboard, and doors leading to the ground floor accommodation.

Living Room

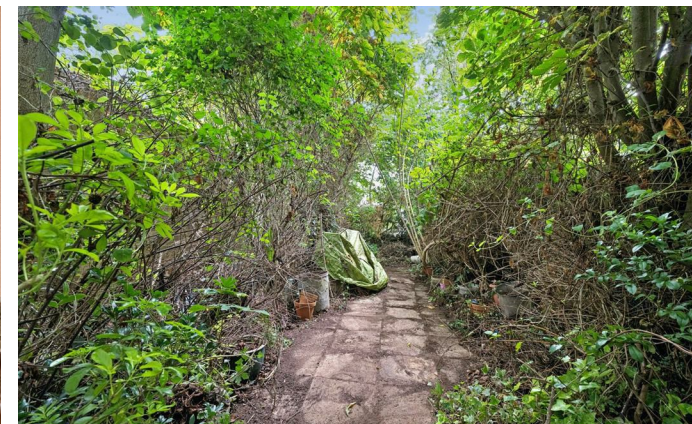
14'11" x 9'11" (4.57 x 3.04)

A bright and well-proportioned living room with a large front aspect window allowing plenty of natural light. The room features a stone fireplace and offers ample space for lounge furniture.

Kitchen

10'0" x 9'0" (3.06 x 2.75)

Fitted with a range of wall and base units incorporating a sink, work surfaces and space for additional appliances. A rear aspect window overlooks the garden, while a door provides direct access outside. The kitchen offers excellent potential for updating and modernisation.





Bathroom

Fitted with a panelled bath with electric shower over, pedestal wash hand basin and a rear aspect window. There is electric underfloor heating. The bathroom offers good potential for refurbishment and modernisation.

Bedroom One

13'9" x 9'10" (4.21 x 3.01)

A generous double bedroom with a front aspect window providing natural light. Offering plenty of space for bedroom furniture, the room presents an excellent opportunity for refurbishment and personalisation.

Bedroom Two

9'7" x 7'8" (2.93 x 2.35)

A second bedroom with a rear aspect window, suitable as a guest room, child's bedroom or home office. The room offers good potential for refurbishment and updating.

Bedroom Three

10'7" x 6'10" (3.23 x 2.1)

A single bedroom with a rear aspect window overlooking the garden. Ideal as a child's bedroom, study or home office, with scope for updating.

Garage and Parking

16'4" x 8'2" (5 x 2.5)

The property benefits from a detached garage, providing secure parking or useful storage space. The garage is accessed via the driveway and can also be reached from the rear garden. We understand that asbestos is present. To the front of the property there is a driveway providing off road parking.

Garden

A mature rear garden with established trees, shrubs and planting, offering a good degree of privacy. The garden features paved pathways leading through the planting and provides excellent potential for landscaping and improvement to create an attractive outdoor space. Access to the garage is also available from the garden.

Material Information

About the property;
Council Tax Band: C (Milton Keynes Council)
Construction Materials: Traditional

Utilities;

Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Electric heating, underfloor heating in the bathroom.
Broadband:
Broadband speed:
Mobile coverage:

Parking;

Availability of parking: Garage and Private Driveway

Issues with potential impact;

Property accessibility adaptations: None known
Building safety: None known
Planning permission or proposed developments: None known
Flood risk: No
Coastal erosion risk: No
Coalfield or mining area: No
Restrictions: Yes
Rights & easements: No

Marketing;

Sale price: £350,000
Tenure: Freehold

Your Local Area

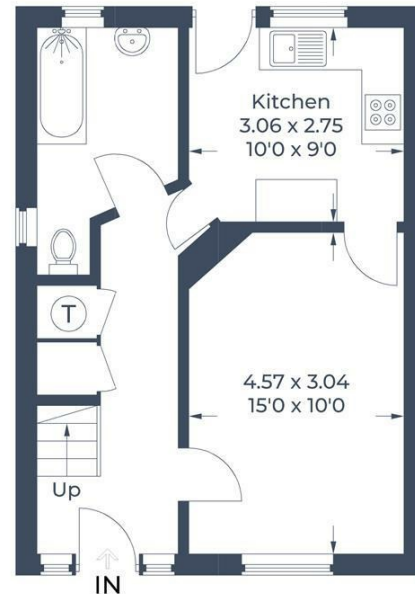
Little Brickhill is a small, peaceful village with friendly and thriving community in Buckinghamshire offering a semi-rural lifestyle just a few miles outside Milton Keynes. In terms of schools, nearby High Ash Church of England Primary School in Great Brickhill serves Little Brickhill among others. For transport, the village is right by the A5 and is close to Milton Keynes (about 5 miles to Central Milton Keynes), making commuting by car convenient. Nearby bus routes serve the area and Milton Keynes Central Station offers trains into London Euston in



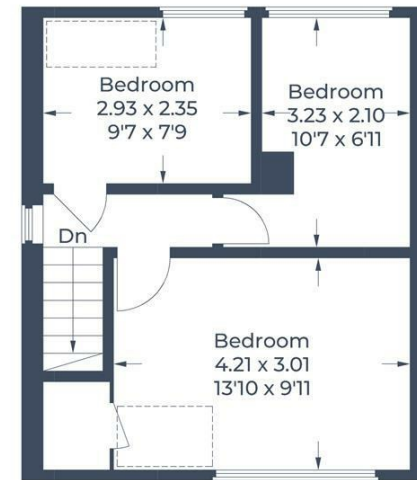
Approximate Gross Internal Area
 Ground Floor = 39.0 sq m / 420 sq ft
 First Floor = 33.3 sq m / 358 sq ft
 Garage = 12.5 sq m / 134 sq ft
 Total = 84.8 sq m / 912 sq ft



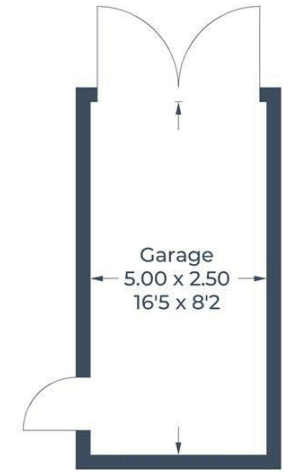
= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
 66	 31	 66	 31
England & Wales <small>EU Directive 2002/91/EC</small>	England & Wales <small>EU Directive 2002/91/EC</small>	England & Wales <small>EU Directive 2002/91/EC</small>	England & Wales <small>EU Directive 2002/91/EC</small>

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