



# Fir View Bedford Road, Aspley Guise, Milton Keynes, MK17 8DH

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- UTILITY ROOM and DOWNSTAIRS CLOAKROOM
- OPEN PLAN LIVING SPACE
- CLOSE TO LOCAL AMENITIES and TRANSPORT
- DRIVEWAY PARKING with EV CHARGE POINT
- EN-SUITE TO MAIN BEDROOM
- WELL-APPOINTED KITCHEN with INTEGRATED APPLIANCES
- PICTURESQUE VILLAGE LOCATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- INTERACTIVE VIRTUAL TOUR

This beautifully presented three bedroom extended semi-detached family home, conveniently situated within the picturesque Bedfordshire village of Aspley Guise, surrounded by the open countryside. With its bright, spacious layout and modern amenities.

As you enter the property you are greeted with an entrance hall that opens up to the well-appointed kitchen/dining area, featuring integrated appliances, Corian worktops, solid Oak breakfast bar and bi-folding doors opening to the enclosed rear garden. From the kitchen is a separate utility room with space and plumbing for a washing machine and tumble dryer. The dual aspect lounge features a cast iron log burner. The ground floor also offers a downstairs cloakroom finished with Oak engineered wooden flooring.

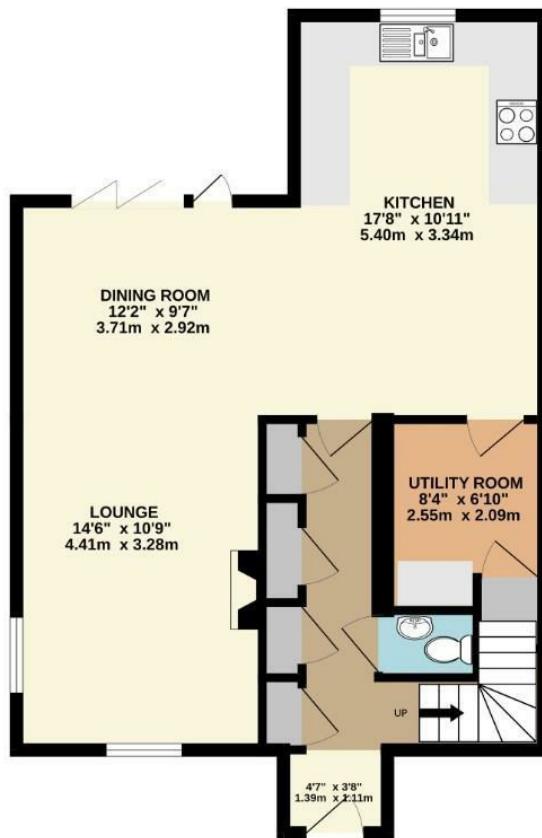
The first floor offers three bedrooms, two of which are doubles, with the main bedroom boasting a three piece en-suite. The four piece family bathroom finishes the first floor.

The rear garden is mainly laid to lawn with a patio seating area offering an extended space from the dining living area via the bi-folding doors. Mature flower beds and a gate opening to the driveway. The driveway offers off road parking with an EV charge point.

Aspley Guise is a village in Central Bedfordshire, England, located approximately 5 miles north of the town of Milton Keynes and 2 miles west of the town of Woburn. It is known for its picturesque setting, historic buildings, and proximity to areas of natural beauty like the Woburn Abbey estate.

Aspley Guise has a rich history, and its historical buildings include a few Georgian and Victorian houses, as well as the local church, St. John's Church, which dates back to the 12th century. The village offers a variety of amenities, such as local pubs, shops, and schools, and is often sought after for its peaceful village life combined with proximity to urban conveniences.

GROUND FLOOR  
654 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1245 sq.ft. (115.7 sq.m.) approx.**  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

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







