



Pound Hill | Great Brickhill | Milton Keynes | MK17 9FA

Asking Price £900,000

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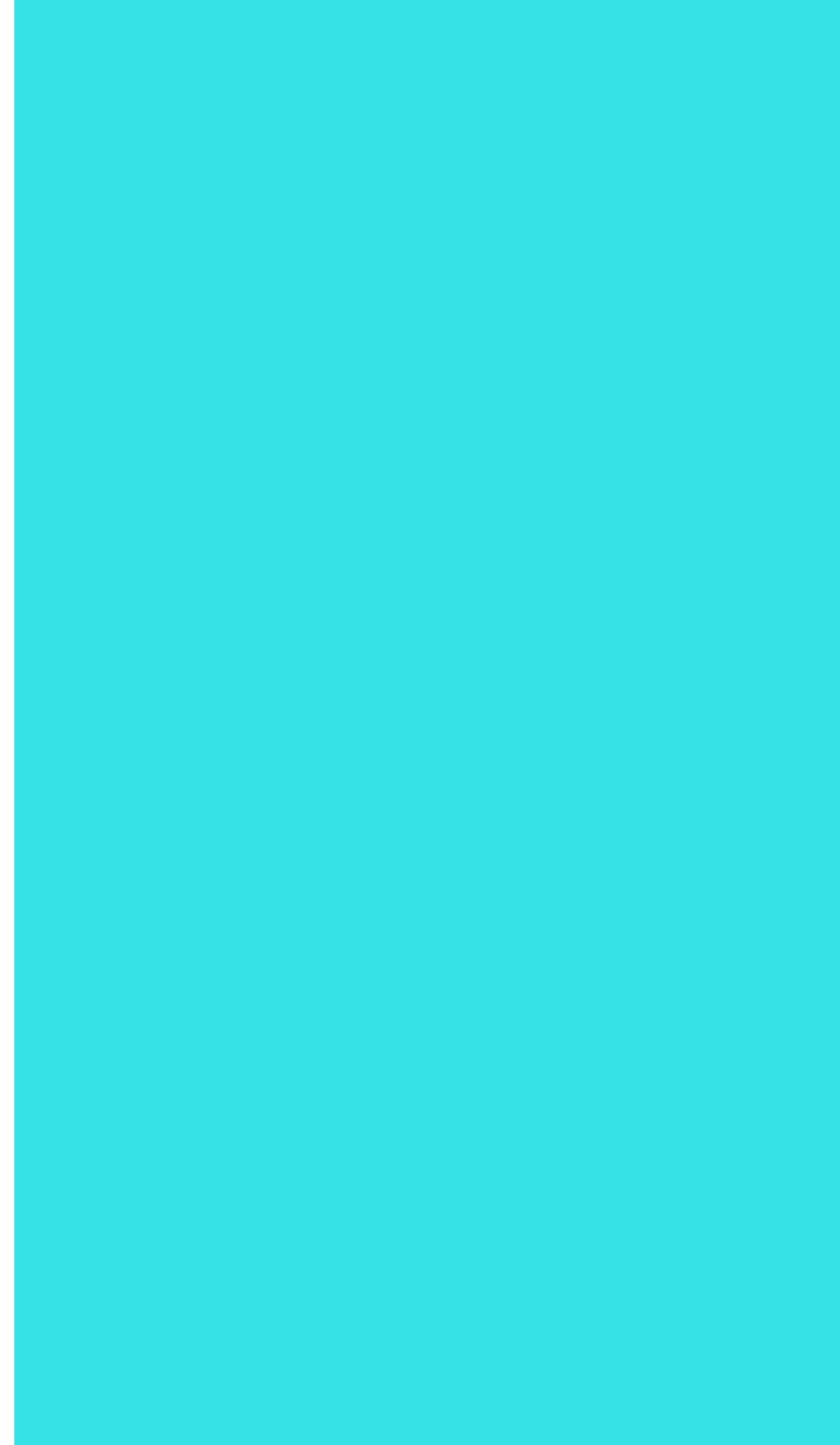
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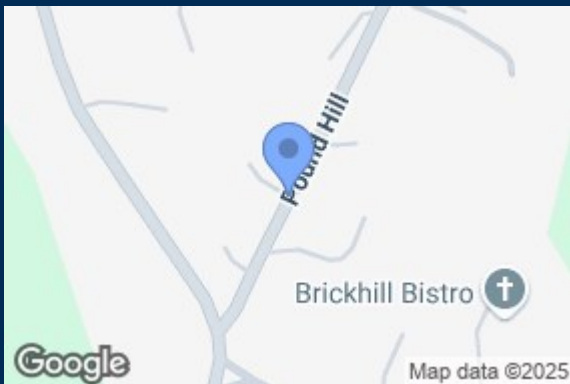
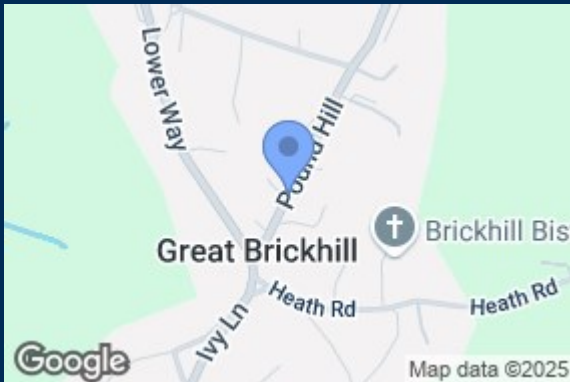
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A beautifully presented much improved detached four bedroom home with a double garage, off street parking for four cars and a landscaped garden located on a sought after cul-de-sac in Great Brickhill. The property has nearly 2,100 sq. ft. of flexible living accommodation including four double bedrooms and four separate reception rooms as well as a modern refitted kitchen breakfast room. On the ground floor there is a new conservatory, a re-fitted kitchen/breakfast room with a utility room attached, living room, dining room, family room/office and a bedroom that could also be used as a study. On the first floor there is a family bathroom and three bedrooms including the master bedroom with an en suite bathroom and dressing room. Enjoying a plot of approximately a quarter of an acre with stunning landscaped gardens with a patio area and wonderful views.

- A beautifully presented detached house in a sought after village location.
- Much improved throughout including a new conservatory, refitted kitchen, new windows throughout.
- Flexible accommodation with four double bedrooms; one en suite and dressing room.
- Excellent school catchments including primary schools, the grammar schools and an array of public schools.
- Four spacious reception rooms.
- Driveway parking for four cars as well as a double garage.
- Ten minutes Leighton Buzzard and Milton Keynes for local amenities and direct links to London in less than half an hour.
- Walking distance of Rushmere Country Park, The Old Red Lion and GB Cricket club.







Approximate Gross Internal Area
 Ground Floor = 125.0 sq m / 1,345 sq ft
 First Floor = 73.9 sq m / 795 sq ft
 Garage = 28.6 sq m / 308 sq ft
 Total = 227.5 sq m / 2,448 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
Very energy efficient - lower running costs (92-100) 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		Very environmentally friendly - lower CO ₂ emissions (82 plus) A (61-81) B (40-60) C (25-40) D (9-24) E (1-8) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
73	82		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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