



Parkway, Bow Brickhill, MK17 9JZ

Price £550,000 Freehold



A rare opportunity to improve and extend (STPP), or alternatively split the title and develop (STPP), this substantial three bedroom semi detached home occupying a fantastic plot in the sought-after village of Bow Brickhill. The property offers enormous potential, currently having very generous size accommodation with a large double garage, (over 2,000 sq/ft). Externally, the private rear garden is complemented by a front garden providing comfortable parking for five to six vehicles. Peacefully positioned at the end of a cul-de-sac, the property backs onto woodland and a pond forming part of The Old Rectory.

Offered for sale with no above chain.





# Parkway

## Bow Brickhill, MK17 9JZ



The small village of Bow Brickhill is situated to the outskirts of Milton Keynes and near to Woburn Sands. There is a popular lower school, pub/restaurant and Brickhill Woods on your doorstep. There is a railway station with trains running to Bletchley and Bedford. Also nearby is the famous Woburn Golf Club and good road access to the A5, Woburn Sands, Bletchley, Central Milton Keynes.





The property itself is accessed into the entrance hallway which has stairs rising to the first floor with access to the understairs storage area and doors to the living room and kitchen.

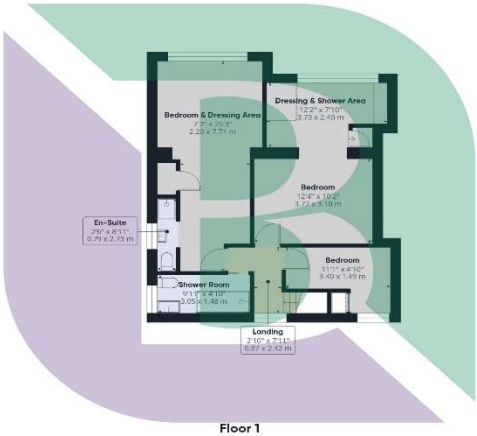
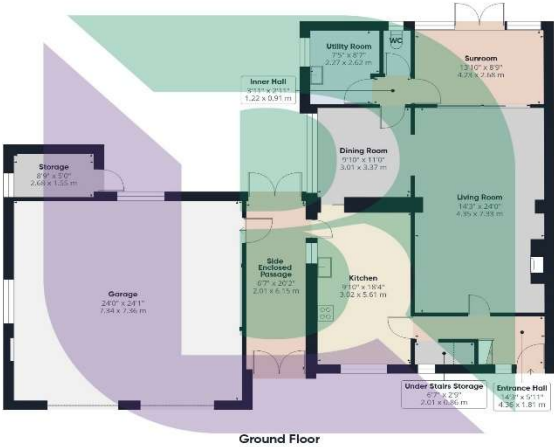
The living room extends to approximately 24ft in length and features a feature fireplace with an inset fire. Patio doors open into the sun room, which enjoys double doors to the garden and a further door to the inner hall. From the living room, a door also leads into the dining room, which in turn connects to the kitchen via a sliding door and a door to the inner hall which gives access to the wc and utility room.

The kitchen is fitted with an ample range of units and drawers, complemented by work surfaces incorporating an inset sink unit and electric hob. There is space for a fridge freezer along with a built-in double oven and integrated dishwasher. A glazed door opens into the enclosed side passageway, which benefits from double doors at either end and provides access to the large double garage with twin electric doors.

To the first floor from the landing is access to the shower room fitted with a walk-in shower, wc and wash basin, two large bedrooms, one fitted a range of furniture, dressing area with wardrobes and access to a private en-suite. The other is fitted with mirror front wardrobes and an arch leads through to the dressing area which has a wash basin and built in shower. The third bedroom is 'L' shaped with storage over the stair bulkhead.

Externally the split-level rear garden is a private space with access to an outbuilding providing storage, a large patio, large lawned areas and mature trees and shrubs. To the front is hardstanding providing parking for five/six vehicles and a lawn area.

There is also the potential to rent an additional parcel of land from the church, measuring approximately one-third of an acre. The current owners have enjoyed use of this land for the past 24 years.



Approximate total area<sup>(1)</sup>

2291 ft<sup>2</sup>  
212.9 m<sup>2</sup>

Reduced headroom

25 ft<sup>2</sup>  
2.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Waiting on EPC



6 High Street  
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## Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

