

Blind Pond Lane, Bow Brickhill, MK17 9FP

Price £390,000 Freehold



Set within a cul-de-sac just off the Woburn Sands Road in Bow Brickhill, this well-presented and modern three-bedroom detached family home offers bright and airy accommodation throughout. The attractive double-fronted design enhances kerb appeal, and the property benefits from a driveway providing off-road parking for two vehicles.

Offered for sale with no above chain.



# Blind Pond Lane

Bow Brickhill, MK17 9FP



The small village of Bow Brickhill is situated to the outskirts of Milton Keynes. 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.



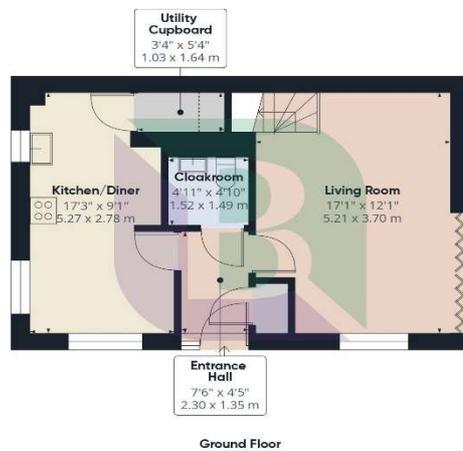
From the entrance hall, laid with tiled flooring, there is access to a convenient storage cupboard, a downstairs cloakroom, the kitchen/diner, and the generously sized living room. The living room is bright and spacious, featuring a side window and bi-fold doors that open out to the rear garden. Stairs rise from the living room to the first floor.

The dual-aspect kitchen/diner is a bright and functional space, fitted with a contemporary range of units and drawers. Sleek work surfaces incorporate an inset one and a half bowl drainer sink and a gas hob, with a built-in oven and microwave are neatly integrated. Additional features include an integrated dishwasher and fridge freezer, while a handy utility cupboard offers space and plumbing for a washing machine, keeping laundry discreetly tucked away.

From the first-floor landing there is access to two dual-aspect double bedrooms, both benefiting from built-in double wardrobes, and a single bedroom. The family bathroom is also accessed from the landing, while the primary bedroom enjoys the added convenience of a private en-suite, completing the upper floor accommodation.

Externally to the side is a driveway providing off road parking for two vehicles, path to front door with well stocked planted areas to either side. The rear garden is enclosed with a patio area and the remainder mainly laid to lawn.

The property is subject to an annual £464.46 estates and management service charge (paid half yearly at £232.23).



**Approximate total area<sup>(1)</sup>**  
 848 ft<sup>2</sup>  
 78.7 m<sup>2</sup>

**Reduced headroom**  
 5 ft<sup>2</sup>  
 0.4 m<sup>2</sup>

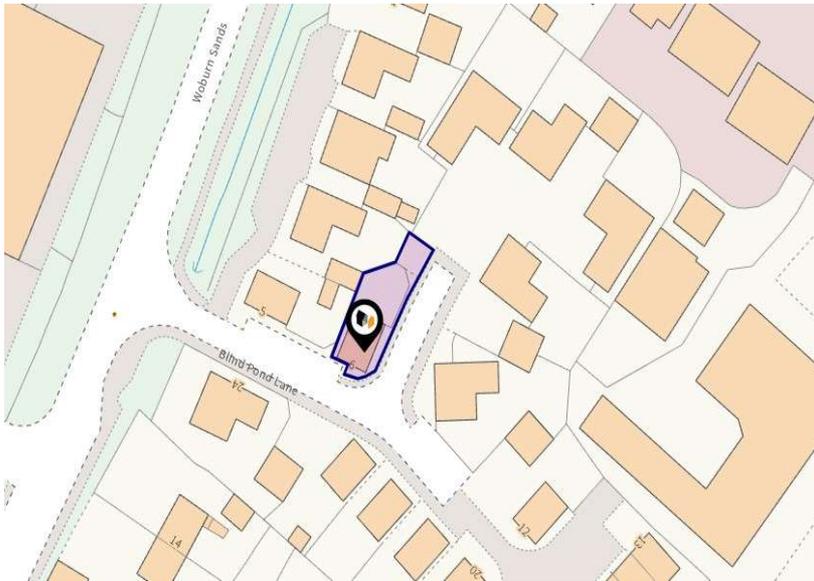
(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		95
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**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.



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