



1 Harlyn Avenue, Bramhall

£630,000 Leasehold

NO ONWARD CHAIN • SUBSTANTIAL FIVE BEDROOM DETACHED • LARGE CORNER PLOT • SOUTH AND WEST FACING GARDENS PLUS WALLED COURTYARD • TWO LARGE RECEPTION ROOMS • POSITIONED CLOSE TO BRAMHALL VILLAGE AND TRAIN STATION



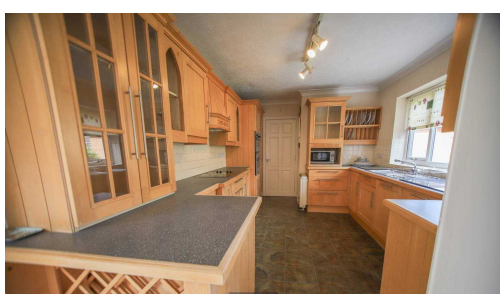
This fabulous five bedroom detached home sits proudly on a large corner plot with beautiful south and west facing rear gardens. Positioned close to Bramhall village and train station as well as sought-after schools, this is a superb family home offered for sale with no onward chain.

Council Tax band: F

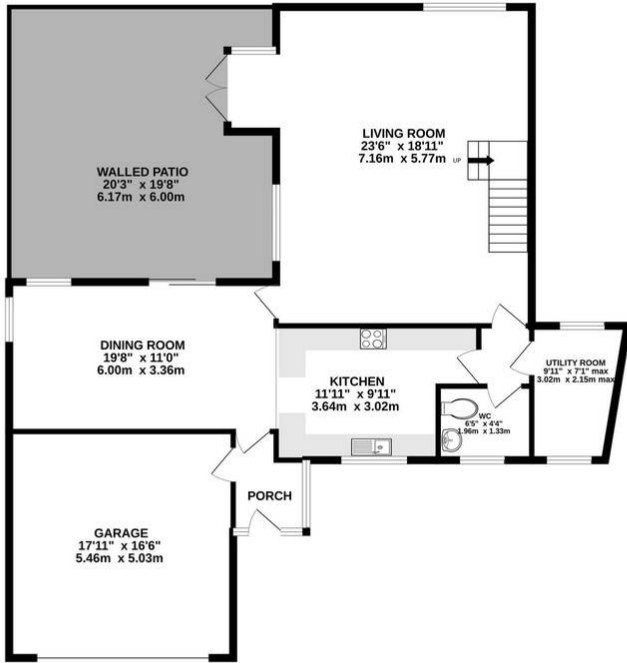
Tenure: Freehold



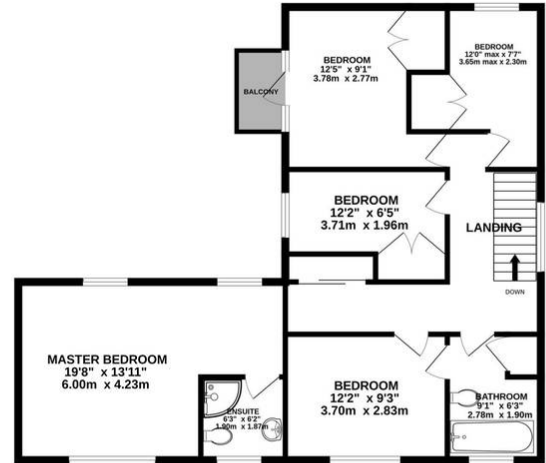
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GROUND FLOOR
1239 sq.ft. (115.1 sq.m.) approx.



1ST FLOOR
887 sq.ft. (82.4 sq.m.) approx.



TOTAL FLOOR AREA : 2126 sq.ft. (197.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 illustrative 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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The property sits on a quiet cul-de-sac of other similar detached homes. Its substantial corner plot allows the gardens to wrap around two sides with a further garden at the front providing a charming kerb appeal. The property is entered via a porch which allows access into the double garage. The front door leads into the spacious dining room and kitchen. This is a lovely and light room with patio doors leading out to a beautiful walled courtyard that is also accessible from the second and larger reception room. The kitchen area boasts solid wood cupboards and drawers and leads through to a WC and a utility room off an inner hallway. The second reception room sits at the rear of the property and boasts dual aspect windows and patio doors leading out to the courtyard garden. This is a large living room with an abundance of natural light and wonderful views over the lawned garden.

To the first floor there are five bedrooms, comprising four doubles and a large single. Four of the bedrooms boast integrated cupboards with further storage on the landing via an integral wardrobe, with bedroom two also boasting a lovely balcony with views over the gardens. The master bedroom sits at the foot of the landing and provides a luxurious suite comprising a large bedroom with dual aspect windows and an array of fitted wardrobes, as well as a three-piece en-suite with shower, wash hand basin and WC. The family bathroom completes the internal accommodation and offers a bath with shower over, WC and wash hand basin as well as an airing cupboard housing the hot water tank and providing additional storage.

Externally the rear gardens benefit from west and south aspects and wrap around two sides of the property. The lawned section of the garden is enclosed by mature hedging and allows access into the walled courtyard that is laid to paving. This is a charming space accessed off the two reception rooms and provides a wonderful setting for alfresco dining. Access can be found down the side of the property to the front where a driveway sits alongside a front lawn, and provides off-road parking.

