

32 Bramley Road, Bramhall

£695,000 Freehold

FOUR BEDROOM DETACHED HOME • LARGE CORNER PLOT WITH POTENTIAL TO EXTEND subject to planning • NO ONWARD CHAIN • THREE RECEPTION ROOMS • WELL-PRESENTED THROUGHOUT • BRAMHALL VILLAGE LOCATION



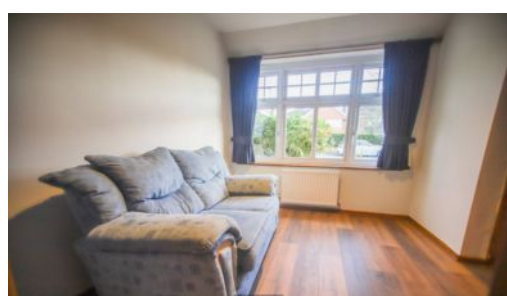
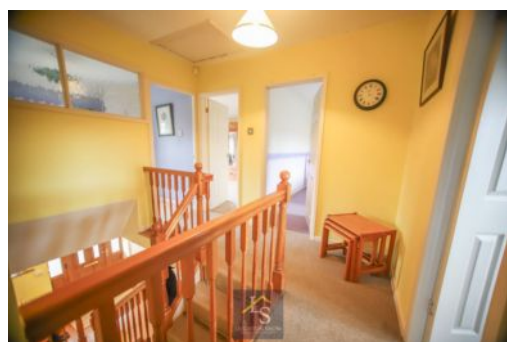
A marvellous detached family home sitting in the heart of Bramhall village. With all the popular shops, restaurants and transport links on its doorstep this wonderful four bedroom home also benefits from a large corner plot with south and west facing gardens. Offering superb potential to extend and develop subject to planning.

Council Tax band: E

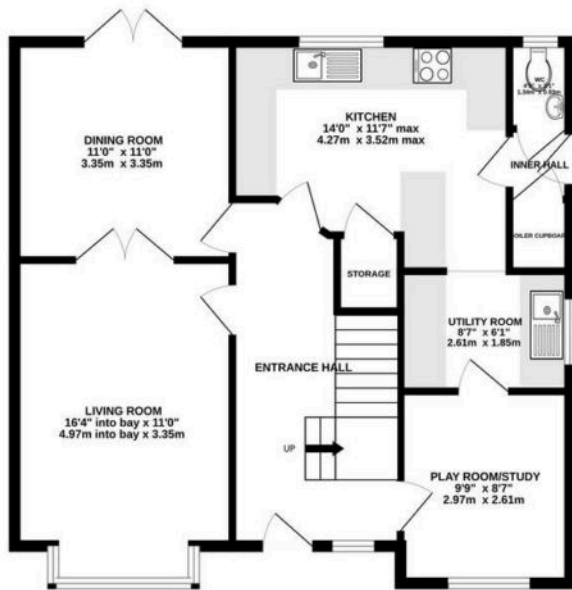
Tenure: Leasehold



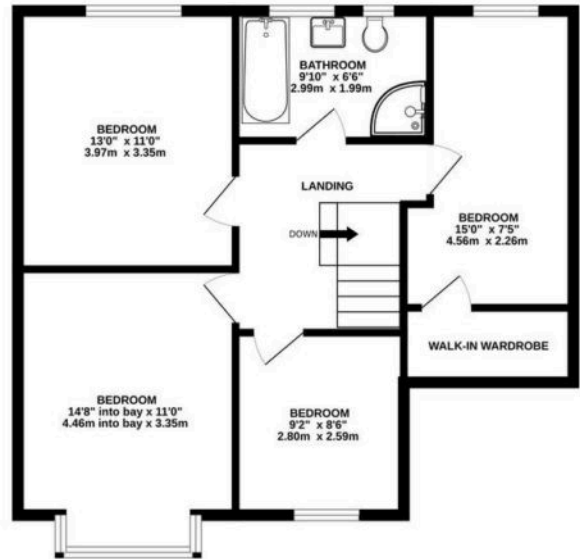
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GROUND FLOOR
743 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR
669 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA: 1411 sq.ft. (131.1 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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This brilliant home sits behind a generous driveway and front garden nestled behind mature hedging that offers a good degree of privacy. Through the front door you are welcomed by a bright and spacious hallway with turning staircase leading to the first floor. There are three reception rooms on the ground floor, these comprise of a living room with bay window at the front of the property, that in turn opens into a dining room with patio doors leading out to the west facing rear garden. The third reception room is the smallest of the three and sits at the front of the property and offers an ideal play room or office space. The kitchen is at the foot of the hallway and boasts bespoke solid wood cupboards and drawers. There is a seating area that leads into a generous utility room. A further door to the side of the kitchen leads to a WC, a boiler cupboard and an inner hallway that provides external access to the side of the property.

To the first floor the landing provides access to the four bedrooms and the family bathroom. There are three generous double bedrooms, and a fourth single. One of the bedrooms offers a generous walk-in-wardrobe set within the eaves. The family bathroom is a large space with four piece suite comprising bath, corner shower, WC and wash hand basin.

Externally the plot is an impressive space. The rear garden benefits from a west-facing aspect, whilst the side garden is south. The side garden also offers superb potential to extend the home (subject to planning). The space is mainly laid to lawn with mature borders and wooden fencing enclosing the rear. At the front, there is more lawn and a large driveway providing excellent off-road parking.



