



39 Waterloo Road, Bramhall

£695,000 Freehold

FOUR BEDROOM DETACHED HOME • NEW ROOF IN 2024 • LARGE DINING KITCHEN • GENEROUS GARDEN • CLOSE TO THE 'HAPPY VALLEY' AND BRAMHALL PARK • THREE RECEPTION ROOMS



A brilliant four bedroom detached home sitting on a popular road close to sought-after transport links, popular schools and Bramhall Park. This wonderful family home offers excellent space with two reception rooms, a large open-plan dining kitchen and sitting room, four bedrooms and two bathrooms. Well-presented throughout with the additional benefit of a large plot offering a wonderful rear garden and excellent off-road parking. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

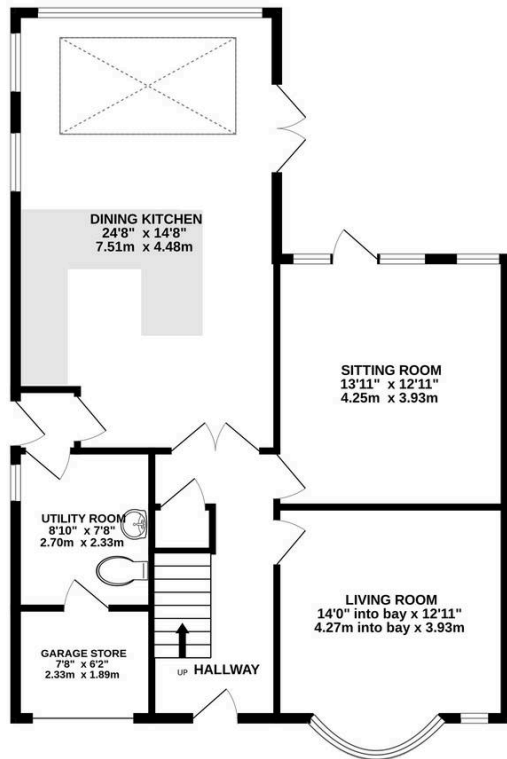
EPC Environmental Impact Rating: D



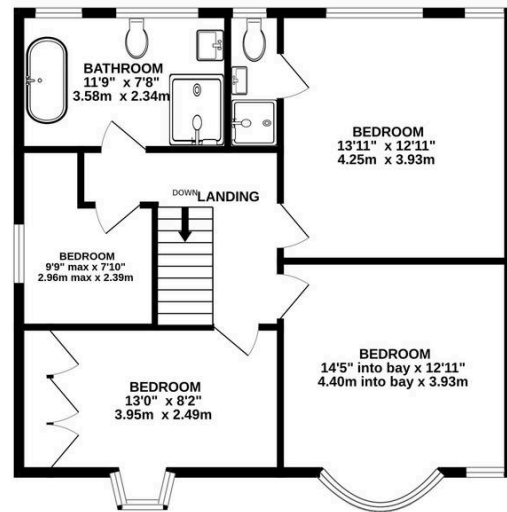
- › FOUR BEDROOM DETACHED HOME
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GROUND FLOOR
926 sq.ft. (86.0 sq.m.) approx.



1ST FLOOR
726 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA : 1652 sq.ft. (153.5 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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Situated behind a generous driveway and front lawn is this lovely 1930's detached home. You are welcomed into a warm entrance hall with the eye being immediately drawn through double doors into the expansive dining kitchen and out through a large window overlooking the vast rear garden. This spacious room is flooded with natural light from windows to three sides and a large lantern roof. The kitchen area itself is modern with integrated appliances sat under Quartz worktops. There is a generous breakfast bar and plenty of space for a table and chairs as well as a seating area. There is a handy utility/WC off the kitchen that also provides access to the side of the property and also into the garage store. The ground floor is completed by two reception rooms- the living at the front with beautiful bay window, and the sitting room at the rear with doors leading out to the rear garden.

To the first floor there are four bedrooms comprising of two substantial doubles and two singles. The master bedroom sits at the rear of the property and boasts a modern en-suite with shower, WC and wash hand basin. Bedroom two is at the front of the property with a curved bay window above the living room. Bedroom three is a generous single with fitted wardrobes, and bedroom four is another single with a small dressing area. The family bathroom is a large space with a contemporary four piece suite comprising standalone bath with central taps, walk-in shower, WC and wash hand basin. There is a loft space off the landing accessed via a drop down ladder. The loft is boarded and insulated.

Externally the rear garden is tiered and comprises two large lawns enclosed by wooden fencing. There is a paved patio at the foot of the garden as well as a patio off the kitchen area at the other end of the garden. There is access down the side to the front where a driveway sits alongside a front lawn and provides off-road parking as well as access into the garage store via a up and over door.



