

27 Hall Moss Lane, Bramhall

£795,000 Leasehold

DETACHED FOUR BEDROOM HOME • STUNNING OPEN-PLAN DINING KITCHEN • THREE RECEPTION ROOMS • LARGE DRIVEWAY • DETACHED BRICK DOUBLE GARAGE



Deceptively spacious, this home boasts a charming exterior with tudor-style exposed beam giving the illusion of a quaint bungalow whilst concealing an expansive and modern interior. A stunning open-plan dining kitchen spans the width of the home and is the contemporary centre piece surrounded by an additional three reception rooms. Four bedrooms sit to the first floor offering more space. Sitting centrally in a large plot on the Bramhall/Woodford border this fabulous home must be viewed to be believed.

Council Tax band: F

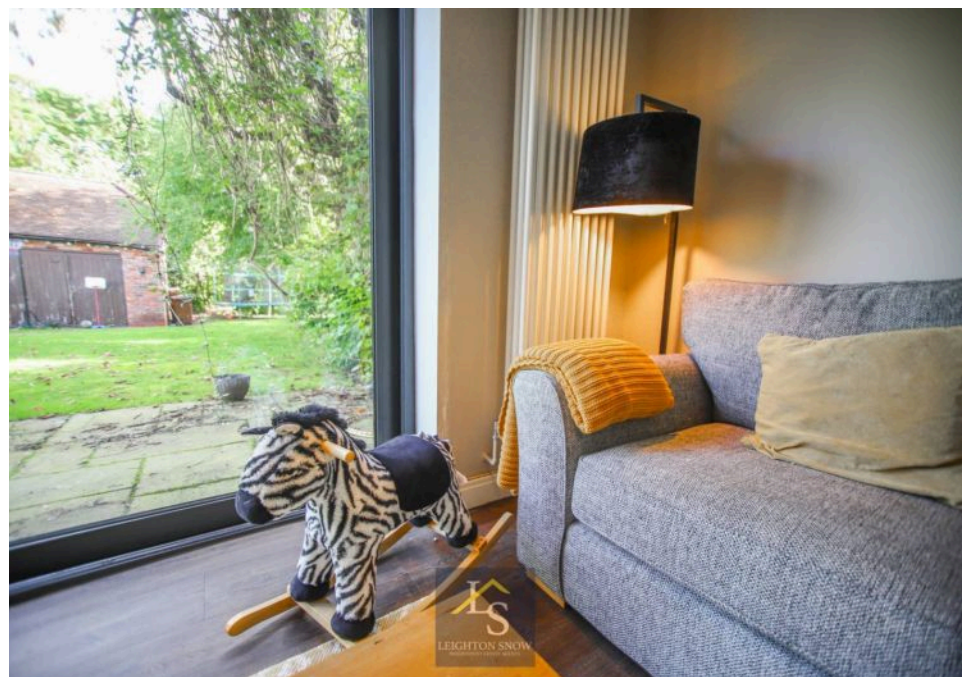
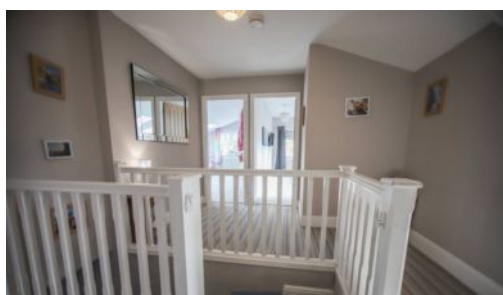
Tenure: Leasehold

EPC Energy Efficiency Rating: E

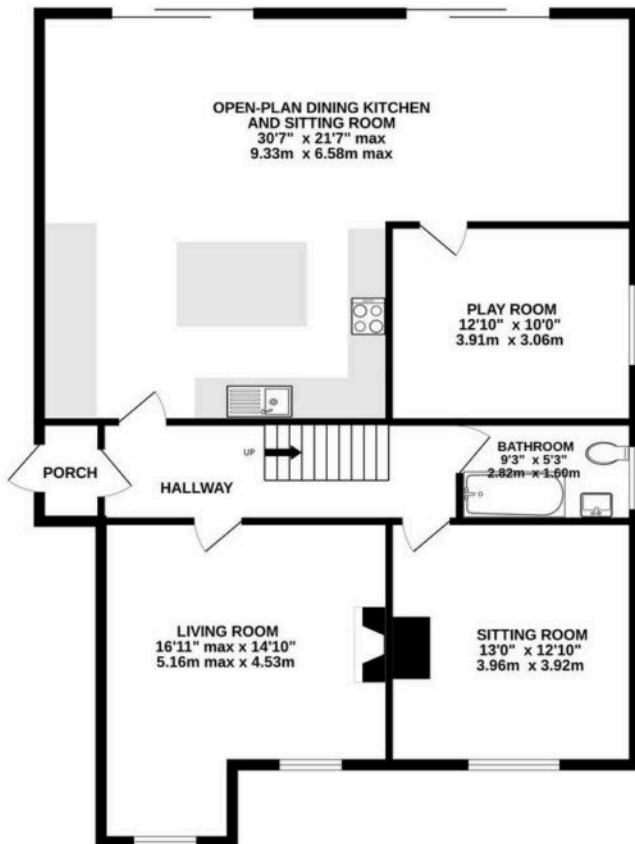
EPC Environmental Impact Rating: E



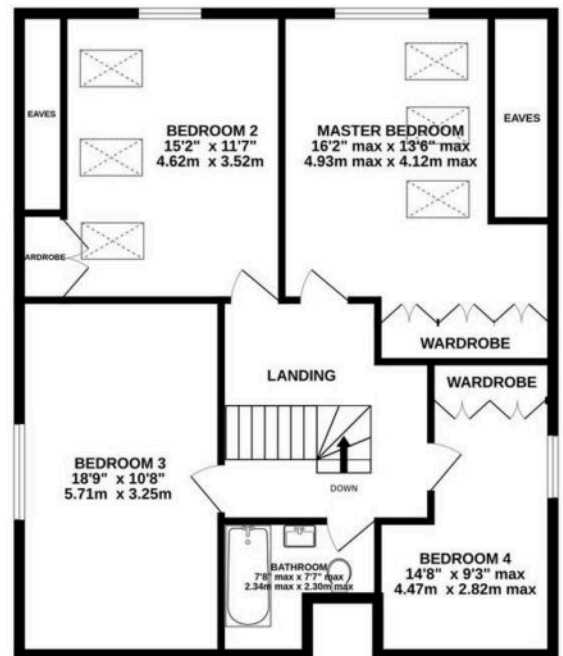
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GROUND FLOOR
1223 sq.ft. (113.6 sq.m.) approx.



1ST FLOOR
945 sq.ft. (87.8 sq.m.) approx.



TOTAL FLOOR AREA : 2167 sq.ft. (201.3 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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A substantial plot allows for excellent off-road parking to the front with a large driveway. The gardens at the rear provide a generous lawn and a substantial brick-built detached double garage with vaulted ceilings. Currently utilised as a utility room and storage this is a brilliant space offering potential for a conversion with suitable planning.

Internally the home centres around a fabulous open-plan dining kitchen. With sleek finishes and a contemporary feel, this is a large room with sliding doors leading out to the rear garden with mature trees providing a wonderful rural aspect. Three more reception rooms are offered with the benefit of a downstairs bathroom. To the first floor there are four bedrooms comprising three doubles and a generous single. Three of the bedrooms offer fitted wardrobes, with two boasting skylights allowing natural light to brighten the space.

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.



