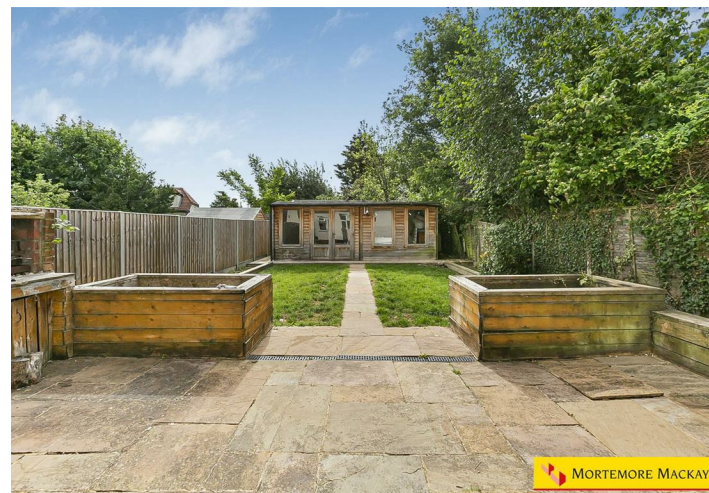
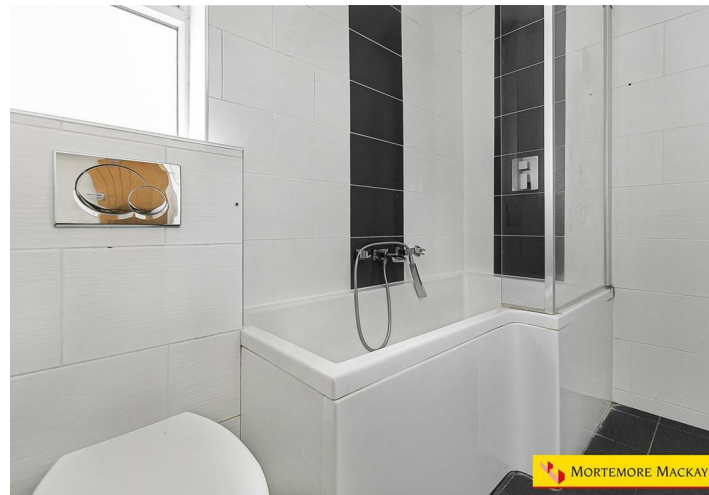




THE BRACKENS, EN1 2JX



£749,950 Freehold

- SEMI DETACHED HOUSE
- FOUR BATHROOMS
- OPEN PLAN KITCHEN
- PRIVATE REAR GARDEN
- FOUR/FIVE BEDROOMS
- TWO RECEPTION ROOMS
- UTILITY ROOM
- OFF STREET PARKING

Property Details

Mortmore Mackay are pleased to offer for sale this extended semi detached house which provides flexible living accommodation. The accommodation provides:

- Ground floor: Front reception room, rear reception room open to fitted kitchen, a bedroom with en-suite shower room and a further bathroom.
 - First floor: three bedrooms, Utility room and w.c.
 - Second floor: A master bedroom with en-suite bathroom and a further shower room.
- The front is paved to provide off street parking whilst at the rear is a private garden with garden room.



Approximate Gross Internal Area 1513 sq ft – 140 sq m
 Ground Floor Area 681 sq ft – 63 sq m
 First Floor Area 454 sq ft – 42 sq m
 Second Floor Area 378 sq ft – 35 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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

