



THE BRACKENS, EN1 2JY



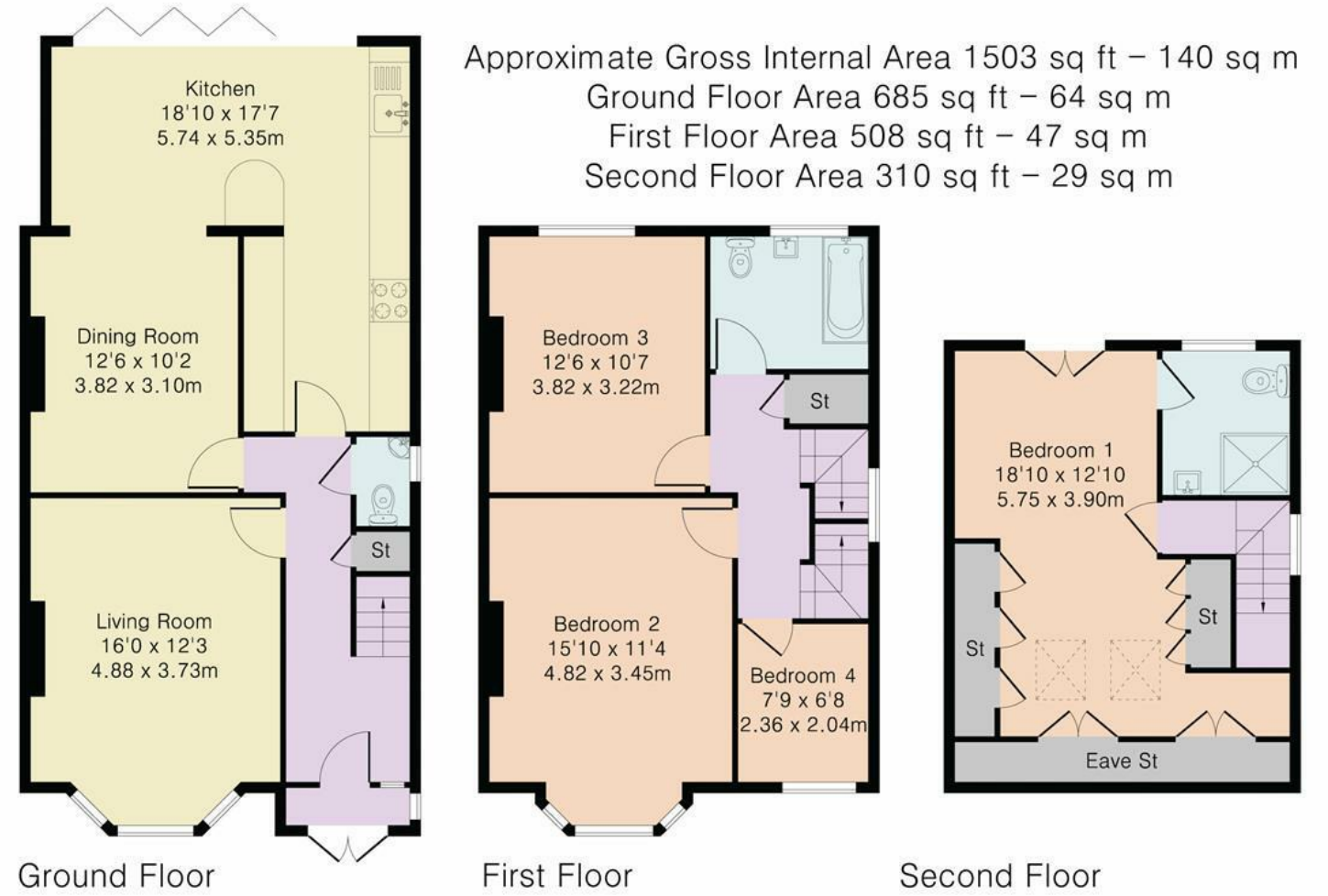
£895,000 Freehold

- EXTENDED SEMI DETACHED HOUSE
- EXTENDED KITCHEN/DINER
- DOWNSTAIRS CLOAKROOM
- FAMILY BATHROOM
- GARDEN
- TWO RECEPTIONS
- COMPREHENSIVE KITCHEN
- 4 BEDROOMS
- ENSUITE BATHROOM
- OFF STREET PARKING

Property Details

We have pleasure in offering for sale this stunning extended semi-detached house which offers a perfect blend of space and comfort. With two reception rooms, four bedrooms, and two bathrooms, this property provides ample room for a growing family or those who love to entertain.

The hallway has a beautiful tiled tessellated floor with downstairs cloakroom off. There is a bright and airy front reception room with double glazed windows to front, cast iron fire with wooden surround and covered ceiling. The rear reception has been extended again with feature fireplace and opening and wrapping around to a seating area and the kitchen and with bi-fold doors to the garden. The kitchen has a comprehensive range of wall and base units with granite worktops, integrated Neff oven, warming drawer, washing machine, dishwasher, fridge, freezer and gas hob, Quooker tap and breakfast bar. On the first floor are three good size bedroom and modern family bathroom. On the second floor is the master bedroom with Velux windows to the front and Juliet balcony overlooking the garden and an ensuite bathroom. The rear garden has a patio area with remainder laid to lawn with brick built enclosed BBQ area and garden shed to the rear. The front has a brick paved driveway providing off street parking for a couple of vehicles. Situated in easy reach of transport links, local shops, restaurants and schools.



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			87
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

