



THE BRACKENS, EN1 2JY



£900,000 Freehold

- EXTENDED DETACHED HOUSE
- TWO BATHROOMS
- FITTED KITCHEN DINER
- INTEGRAL GARAGE
- ELECTRIC CAR CHARGING PORT
- FOUR BEDROOMS
- EXTENDED THROUGH RECEPTION ROOM
- DOWNSTAIRS WC
- DRIVEWAY
- PRIVATE REAR GARDEN WITH SUMMERHOUSE

Property Details

Nestled in the desirable area of The Brackens, Bush Hill Park, this extended detached house offers a perfect blend of space and comfort for modern family living. With four well-proportioned bedrooms this home is designed to accommodate the needs of a growing family.

Upon entering, you are greeted by a hallway and leads to an inviting extended through reception room that provide ample space for relaxation and entertaining. The extended kitchen diner is a true highlight, offering a bright and airy environment for family meals and gatherings. Additionally, a convenient downstairs WC enhances the practicality of the layout.

The property boasts two bathrooms, ensuring that morning routines run smoothly for everyone. Outside, the private rear garden is a delightful retreat, complete with a charming summerhouse, perfect for enjoying the warmer months or as a versatile space for hobbies.

For those who commute, the house is conveniently located near Bush Hill Park Station, making travel into central London straightforward. Families will appreciate the proximity to Raglan Primary School, which is highly regarded in the area.

With an integral garage and a driveway, parking is hassle-free, adding to the overall appeal of this wonderful family home. This property is not just a house; it is a place where cherished memories can be made. Don't miss the opportunity to make it your own.



Approximate Gross Internal Area 1933 sq ft - 180 sq m

Ground Floor Area 1031 sq ft – 96 sq m
First Floor Area 713 sq ft – 66 sq m
Outbuilding Area 189 sq ft – 18 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		
(69-80) C		
(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

