



**PRESTIGE & VILLAGE**

UK's finest properties

**THE BRAMLEY, ST. JAMES ROAD, WALTHAM CROSS, EN7 6TP**



\*\*\*\*\*No Onward Chain\*\*\*\*\*

The Bramley is simply a stunning 5 bedroom detached, quietly located family home in the sought after parish of St James'. Constructed in 1999 The Bramley has undergone extensive remodeling, having a recently completed orangery extension to the kitchen/family room. The property now boasts close to 3000 sq ft of accommodation and features a large 32' kitchen/dining/sitting/entertainment area with full length bi folding doors leading to the rear garden. New sash windows having been installed throughout the property, recently re-fitted integrated kitchen and the property has been beautifully decorated throughout. Additionally, there is planning approval for an extension and loft conversion which could provide further bedrooms plus a cinema room ref 07/17/1213/HF.





- Exclusive location
- Recently extended and remodelled
- Much improved throughout
- Two En suites
- Five bedrooms
- Huge 32' kitchen/family room
- Detached double garage
- New double glazed sash windows
- Gated driveway
- No onward chain







## GROUND FLOOR

The Bramley is offered in excellent condition throughout with the ground floor accommodation comprising: Entrance hall, WC, kitchen/dining/entertaining room, utility room, living room, further reception room and a study.

### ENTRANCE HALL

Impressive entrance with tiled flooring with underfloor heating.

### LIVING ROOM

Bright dual aspect room with central gas real flame effect fireplace. Bay window to front and French doors to rear garden.

### SNUG ROOM

Bright dual aspect room.

### STUDY

Bay window to front.

### KITCHEN/ENTERTAINING ROOM

The heart of the home! Stunning family space for entertaining! Recently remodelled with an orangy extension with full length bi-folding doors opening to rear garden. The kitchen has recently been re fitted and is fully integrated which boasts Bosch appliances including double oven, convection hob with extractor fan over. Built in dishwasher and drinks fridge. Complemented with quartz worktops throughout the kitchen area plus a central island with quartz worktop and units under. Tiled floor with underfloor heating.

### UTILITY ROOM

Built in washing machine and dryer. Cupboard housing gas fired boiler which supplies central heating and hot water.

## FIRST FLOOR

On the first floor is an impressive master suite with his and hers dressing room/walk in wardrobes and a super sized en-suite bath and shower room. Bedroom two has an en-suite shower room, three further bedrooms and a family bathroom.

## LANDING

Window with aspect to front.

### MASTER BEDROOM

With bay window with front aspect. Walking in dressing area.

### EN-SUITE BATHROOM

Well fitted with a four piece suite comprising: Freestanding bath, vanity sink unit, fully tiled shower cubicle, low level WC, underfloor heating, tiled floor. Half tiled walls.

### BEDROOM 2

Bay window to rear, built in wardrobes.

### EN-SUITE SHOWER ROOM

### BEDROOM 3

### BEDROOM 4

### BEDROOM 5

### FAMILY BATHROOM

## OUTSIDE

### DOUBLE GARAGE

In addition there is CCTV installed, a double garage and wrap around rear garden. Gated entry allows access to driveway which provides parking for several vehicles. Offered for sale with no onward chain.

This is a highly sought after pocket of Goffs Oak housing an elite range of executive homes. The closest station is Cuffley at 1.4 miles. There are great road links to the A10 and M25. There is a choice of local primary and secondary schools all with good or outstanding Ofsted reports.

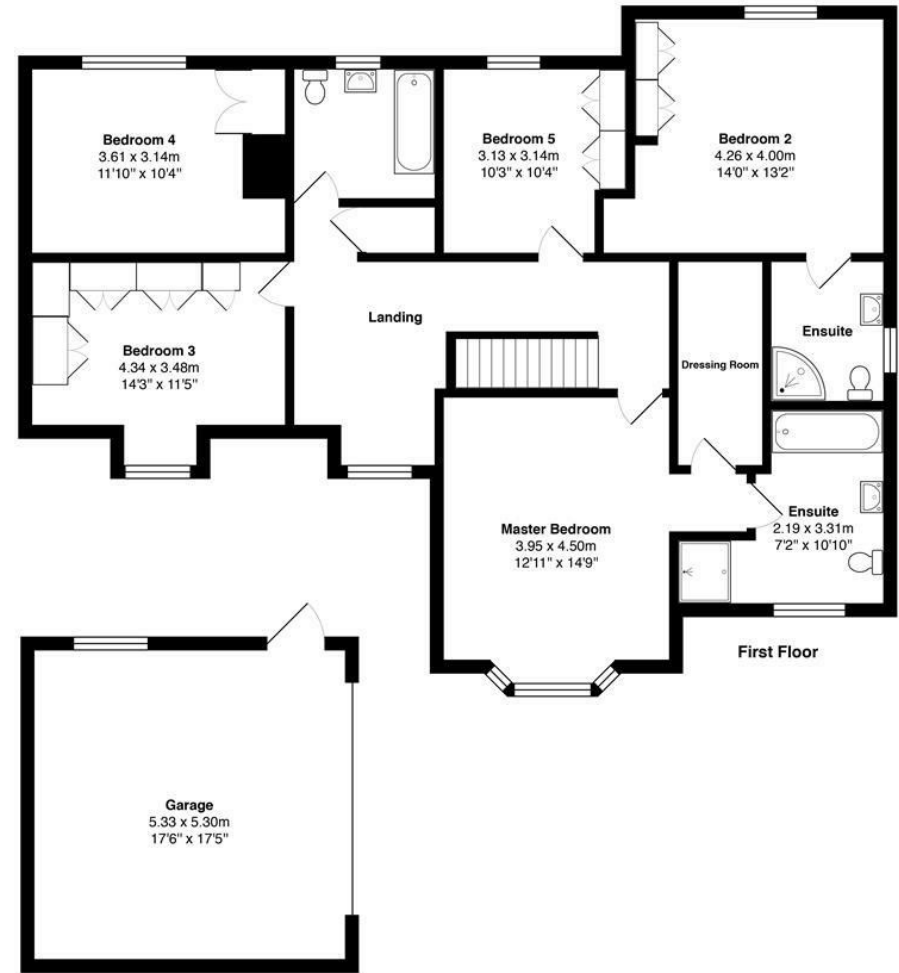
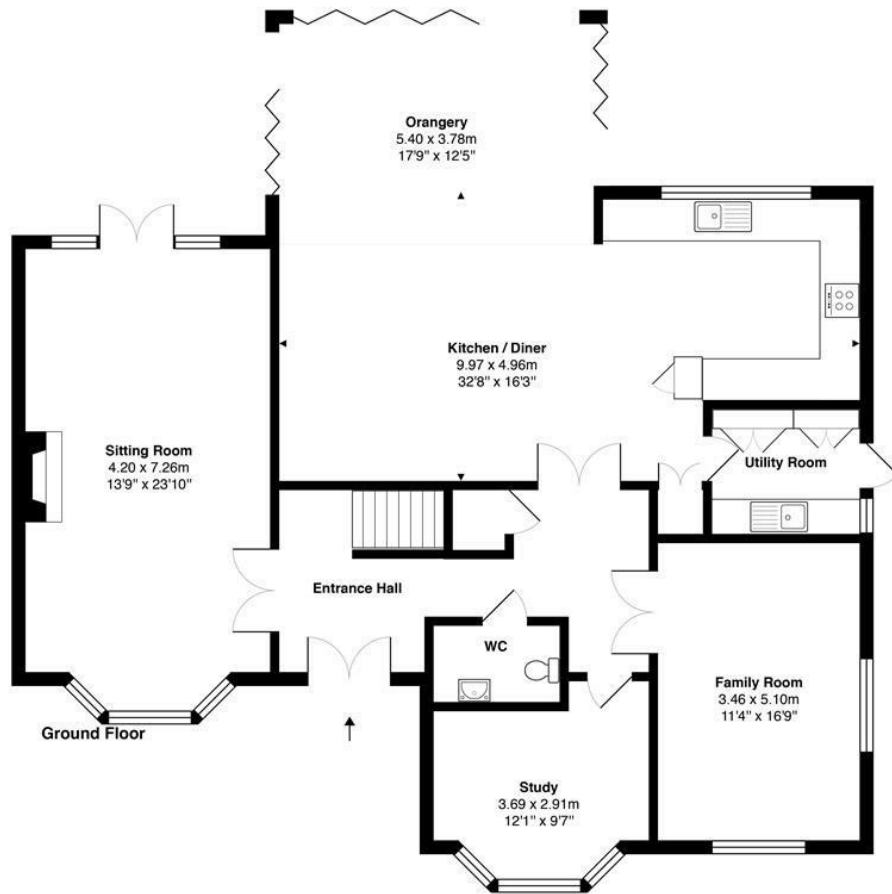




Band

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Why energy efficient? Lower running costs				Why environmentally friendly? Lower CO <sub>2</sub> emissions			
101-155	A			101-155	A		
81-100	B			106-120	B		
61-80	C	74	81	121-135	C		
41-60	D			136-150	D		
21-40	E			151-165	E		
1-20	F			166-180	F		
1-20	G			181-200	G		
Not energy efficient? Higher running costs		EU Directive 2002/91/EC		Not environmentally friendly? Higher CO <sub>2</sub> emissions		EU Directive 2002/91/EC	
England & Wales				England & Wales			

**The Bramley, Goffs Oak**  
 Total Area: 274.0 m<sup>2</sup> ... 2950 ft<sup>2</sup> (excluding garage)



All measurements are approximate and for display purposes only

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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