



www.kings-group.net

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Bramley Close, London, E17 6EG
Offers In Excess Of £600,000

Nestled in the desirable area of Bramley Close, London, this charming semi-detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family.

One of the standout features of this home is the large garden, providing a wonderful outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air. The potential to extend the property, subject to planning permission, allows for the possibility of creating your dream home tailored to your specific needs.

Being chain-free, this property offers a smooth and straightforward buying process, making it an attractive option for those looking to move quickly. The combination of space, potential, and a lovely garden makes this semi-detached house a rare find in the bustling city of London.

Whether you are a first-time buyer or seeking a family home, this property on Bramley Close is sure to impress. Do not miss the chance to make this delightful house your new home.



Tenure & Council Tax

Tenure: Freehold
Council Tax Band: C
Annual Council Tax Estimate: £2,025
Construction: Brick Built
Flood Risk:Rivers & Seas-Very low, Surface Water-Very low

Hallway
5'6" x 14'3" (1.68 x 4.36)

Reception One
12'2" x 15'1" (3.71 x 4.60)

Reception Two
11'6" x 12'9" (3.51 x 3.91)

Kitchen
5'10" x 9'6" (1.80 x 2.92)

First Floor Landing
6'2" x 7'10" (1.88 x 2.39)

First Floor Bathroom
5'5" x 8'8" (1.67 x 2.66)

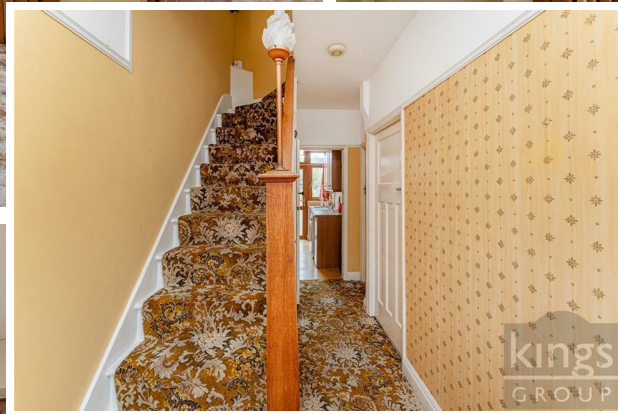
Bedroom One
11'10" x 15'3" (3.63 x 4.66)

Bedroom Two
10'10" x 12'8" (3.31 x 3.87)

Bedroom Three
5'7" x 7'7" (1.71 x 2.32)

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	

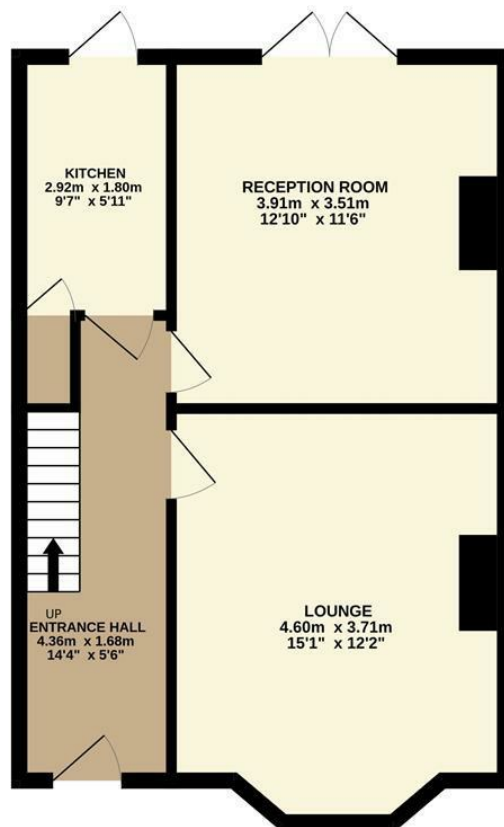
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



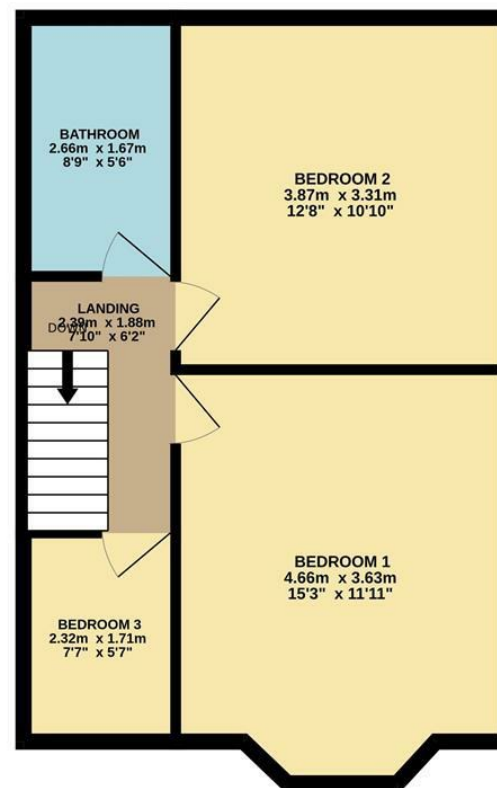


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GROUND FLOOR
43.4 sq.m. (467 sq.ft.) approx.



1ST FLOOR
43.4 sq.m. (467 sq.ft.) approx.



TOTAL FLOOR AREA : 86.8 sq.m. (934 sq.ft.) 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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