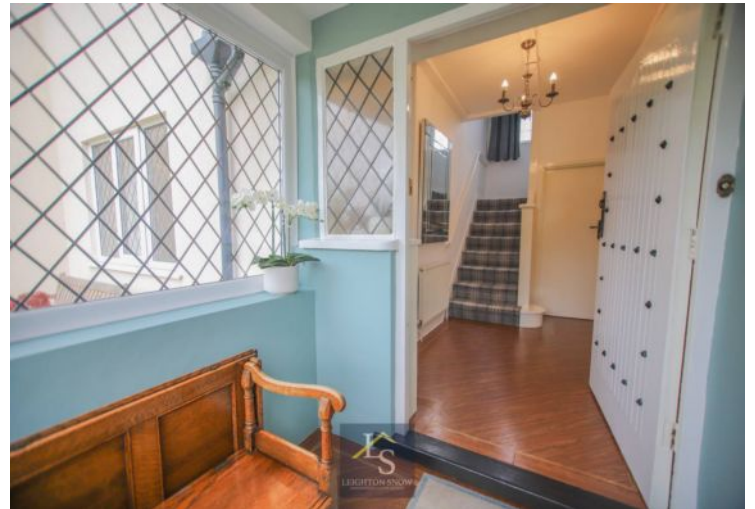




21 Carrwood Avenue, Bramhall

£1,250,000 Freehold

SUBSTANTIAL CORNER PLOT • PRIME POSITION ON ONE OF BRAMHALL'S MOST PRESTIGIOUS ROADS • INTEGRAL GARAGE
 • BEAUTIFULLY PRESENTED THROUGHOUT • CHARACTER CHARM ALONGSIDE MODERN COMFORTS • SHORT WALK TO
 BRAMHALL PARK • NO ONWARD CHAIN



Introducing this beautiful detached home occupying a substantial corner plot, strategically positioned on one of Bramhall's most prestigious roads. Nestled within this prime location, the property boasts generous space throughout and offers potential buyers the opportunity to move into a turn-key home. Offered for sale with no onward chain.

Council Tax band: G

Tenure: Freehold

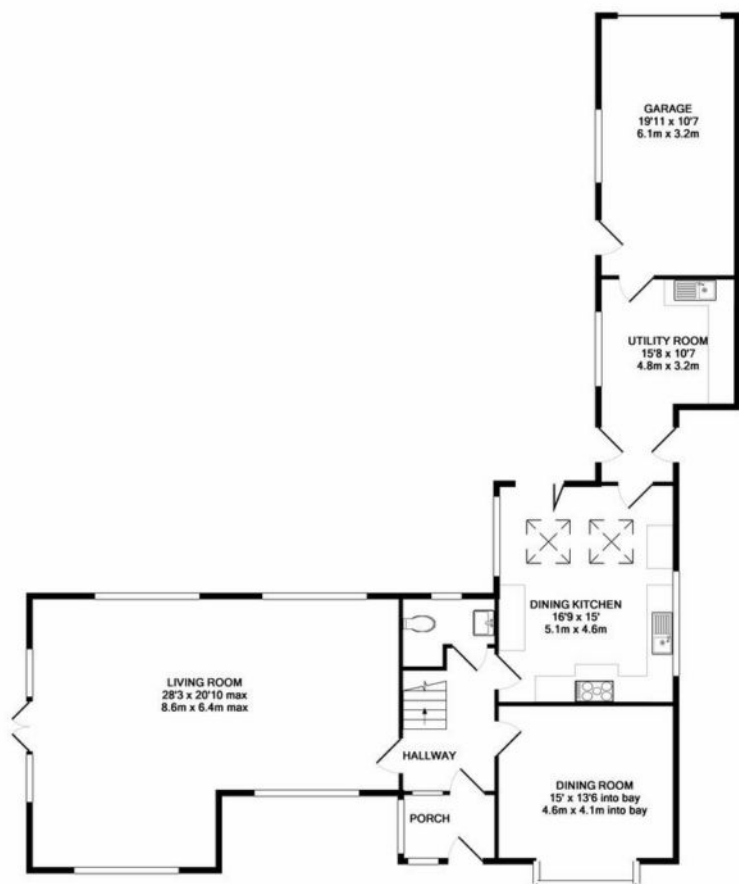
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



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GROUND FLOOR
APPROX. FLOOR
AREA 1407 SQ.FT.
(130.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 916 SQ.FT.
(85.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2323 SQ.FT. (215.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Upon entering this residence, the character charm is evident throughout the home with an impressive front door and roaring fireplace in the sitting room to the right. Beautifully presented throughout, the property seamlessly marries character charm with modern comforts, creating a harmonious living space that is both inviting and functional. A large living room sits to the left of the hallway and offers an impressive principle reception room with an additional open fireplace adding a touch of warmth and elegance, and windows to three sides, making the most of the views over the wraparound gardens. The kitchen is modern yet in keeping with the age of the home and offers skylights set within a vaulted ceiling, flooding the room with natural light. A generous utility room sits off the kitchen and leads into the garage.

The first floor provides five bedrooms comprising of three doubles and two singles. The master is a marvellous suite boasting a generous double bedroom with treetop views extending towards Bramhall Park, a fitted dressing room and a stylish en-suite shower room. For those seeking a property that exudes sophistication and style, this wonderful family home is sure to impress even the most discerning buyer. With its enviable location, impeccable presentation, and seamless blend of traditional features with contemporary design elements, this home presents a rare opportunity to own one of Bramhall's prestigious homes.

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.



