



Bramley Road, N14

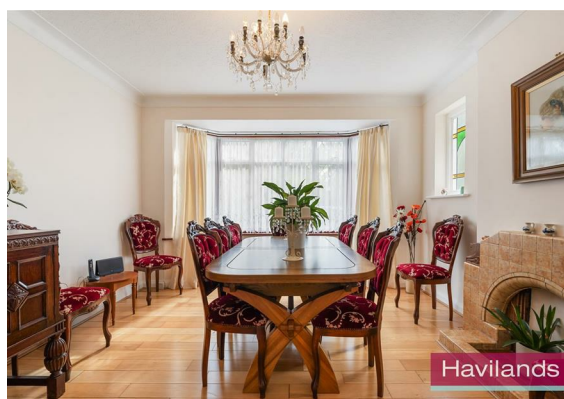
£850,000

Havilands

the advantage of experience



- Opposite Bramley Sports Ground and close to Oak Hill Park with playground, café and pitch & putt
- Spacious three-bedroom semi-detached house on Bramley Road, N14
- Generous 1,512 sqft of living space across two floors
- Two reception rooms (lounge & dining) plus fitted kitchen
- Family bathroom with separate WC upstairs & additional downstairs WC
- Large rear garden extending to almost 70ft, ideal for families & entertaining
- Potential to extend (STPP) to create your ideal family home
- Within catchment for sought-after schools including De Bohun Primary, Southgate & East Barnet Schools
- Excellent transport links: Cockfosters & Oakwood Underground (Piccadilly), nearby bus stops & easy M25 access



For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)



Havilands are delighted to present For Sale this THREE BEDROOM SEMI-DETACHED HOUSE on Bramley Road, N14. Offering a generous 1,512 sqft of living space, this well-proportioned home is comprised of three bedrooms, a family bathroom with separate WC, lounge, dining room, kitchen and a convenient downstairs WC. To the rear, you'll find a good-sized garden extending to almost 70ft, perfect for family life and outdoor entertaining, while to the front there is off-street parking. The property also presents excellent potential to extend (STPP), allowing buyers the chance to create a home tailored to their needs.

Ideally suited for families, the property sits within the catchment of several highly regarded schools, including De Bohun Primary, Southgate School and East Barnet School. Independent options such as Salcombe Prep and Vita et Pax are also close by.

For commuters, both Cockfosters and Oakwood Underground Stations (Piccadilly Line) are within walking distance, providing direct links into central London with easy connections to Overground and National Rail services. The M25 is also within easy reach, and the area is well-served by regular bus routes and nearby transport stops, ensuring excellent connectivity in all directions.

The house enjoys a wonderful balance of urban convenience and green space, sitting opposite Bramley Sports Ground and close to Oak Hill Park, where you'll find open fields, playgrounds, a café and even pitch & putt.

This is a fantastic opportunity to secure a spacious family home in a sought-after location. Viewing is highly recommended.

#### Property Information:

Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band F (£3125.81 25/26)

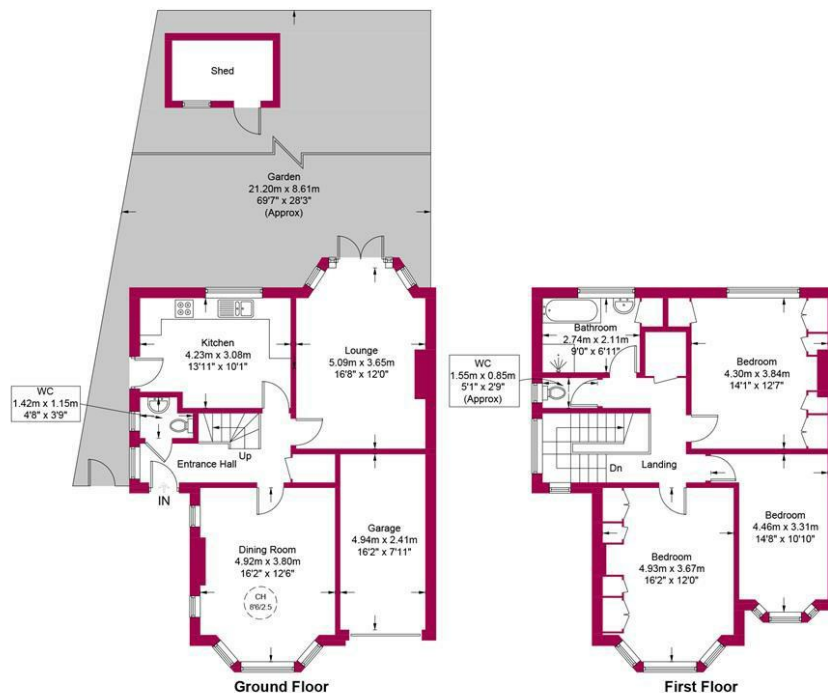
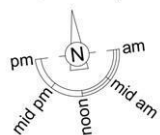
EPC Rating: Current 42(E); Potential 84(B)

For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)

## Bramley Road, N14

Approximate Gross Internal Area = 1512 sq ft / 140.5 sq m

Garage = 128 sq ft / 11.9 sq m



## Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>84</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            | <b>42</b>                  |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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