



BRAMLEY ROAD, COCKFOSTERS, N14

OFFERED CHAIN FREE IS THIS SPACIOUS & FULLY DETACHED PURPOSE-BUILT 4 BEDROOM, 2 BATHROOM HOUSE WITH INTEGRAL GARAGE & OWN DRIVE. IDEALLY SITUATED BETWEEN OAKWOOD & COCKFOSTERS FOR TUBE, SHOPS, BUSES, SCHOOLS AND OTHER LOCAL AMENITIES.

The property has retained many of its original features, including its original Oak front door & parquet flooring. To the ground floor there is a large entrance hall, 2 Separate Reception Rooms, a Fitted Kitchen & Downstairs Cloakroom. On the first floor, there are 4 generous bedrooms, one with an ensuite shower-room and a family bathroom. The property also benefits from a deep front Garden providing Off Street Parking. There is an integral garage and to the rear there is mature and well-maintained 60ft rear garden.

The property lends itself to a family looking to move to the area for the conveniences offered by Oakwood & Cockfosters as well as the local schools including; Southgate, East Barnet, De Bohun, Trent, Oaktree & Vita et Pax.

It also Offers fantastic Scope & Potential to Extend on the Ground Floor as well as going into the Loft - Subject to Usual Consents.



ACCOMMODATION

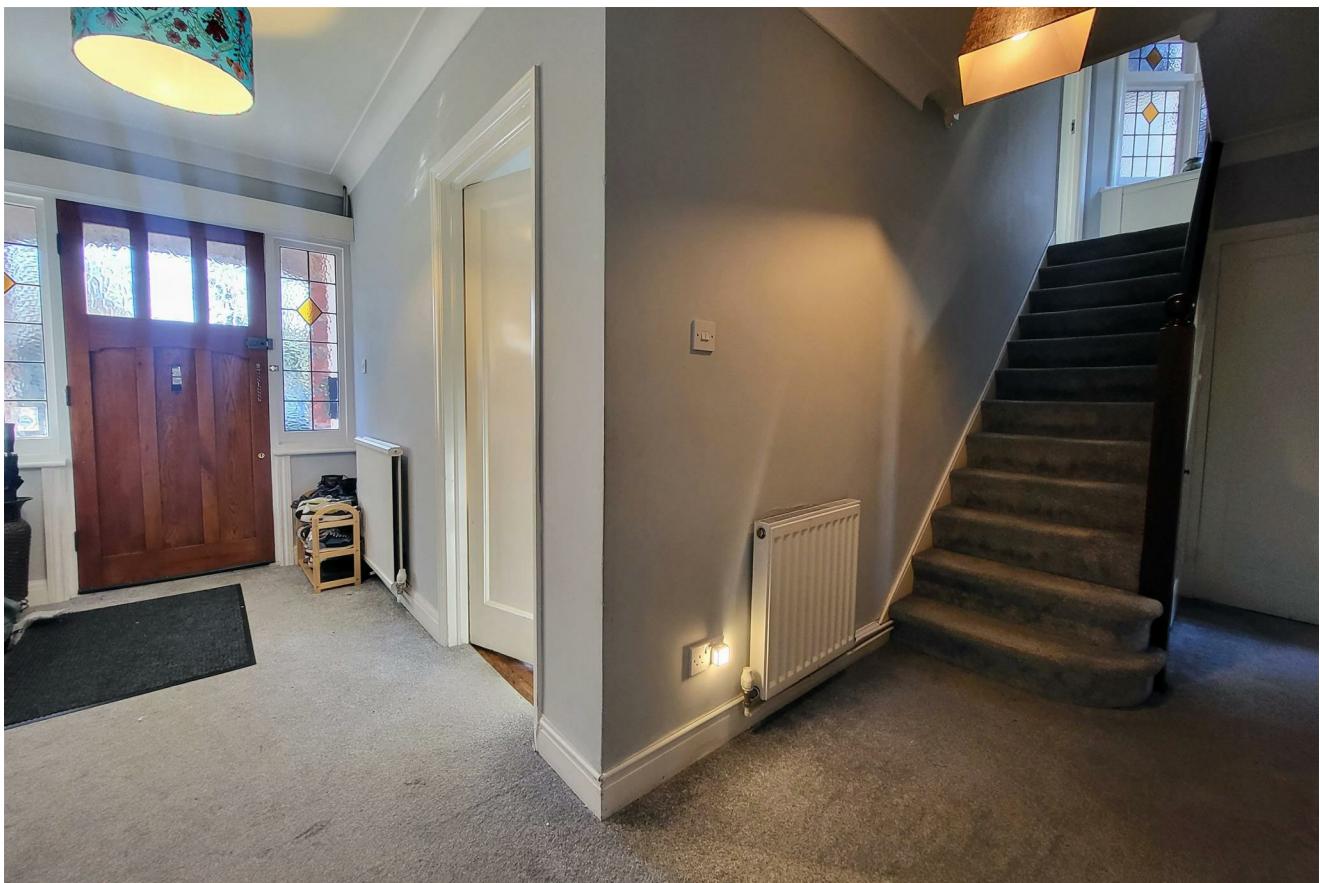
* OFFERED CHAIN FREE * WELCOMING ENTRANCE HALL * FRONT RECEPTION ROOM WITH BAY WINDOW * SEPARATE REAR RECEPTION ROOM * FITTED KITCHEN * DOWNSTAIRS CLOAKROOM * 4 GOOD SIZED BEDROOMS * FAMILY BATHROOM * ENSUITE TO THE MASTER BEDROOM * GOOD SIZED REAR GARDEN * INTEGRAL GARAGE WITH OWN DRIVE * OFF STREET PARKING TO FRONT *

* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £995,000 FREEHOLD

ENTRANCE HALL

Enter through the original Oak front door into the spacious entrance hall. Carpeted, with coving & pendant lighting to the ceiling & two radiators. Access to the front reception, rear reception, kitchen & downstairs WC.

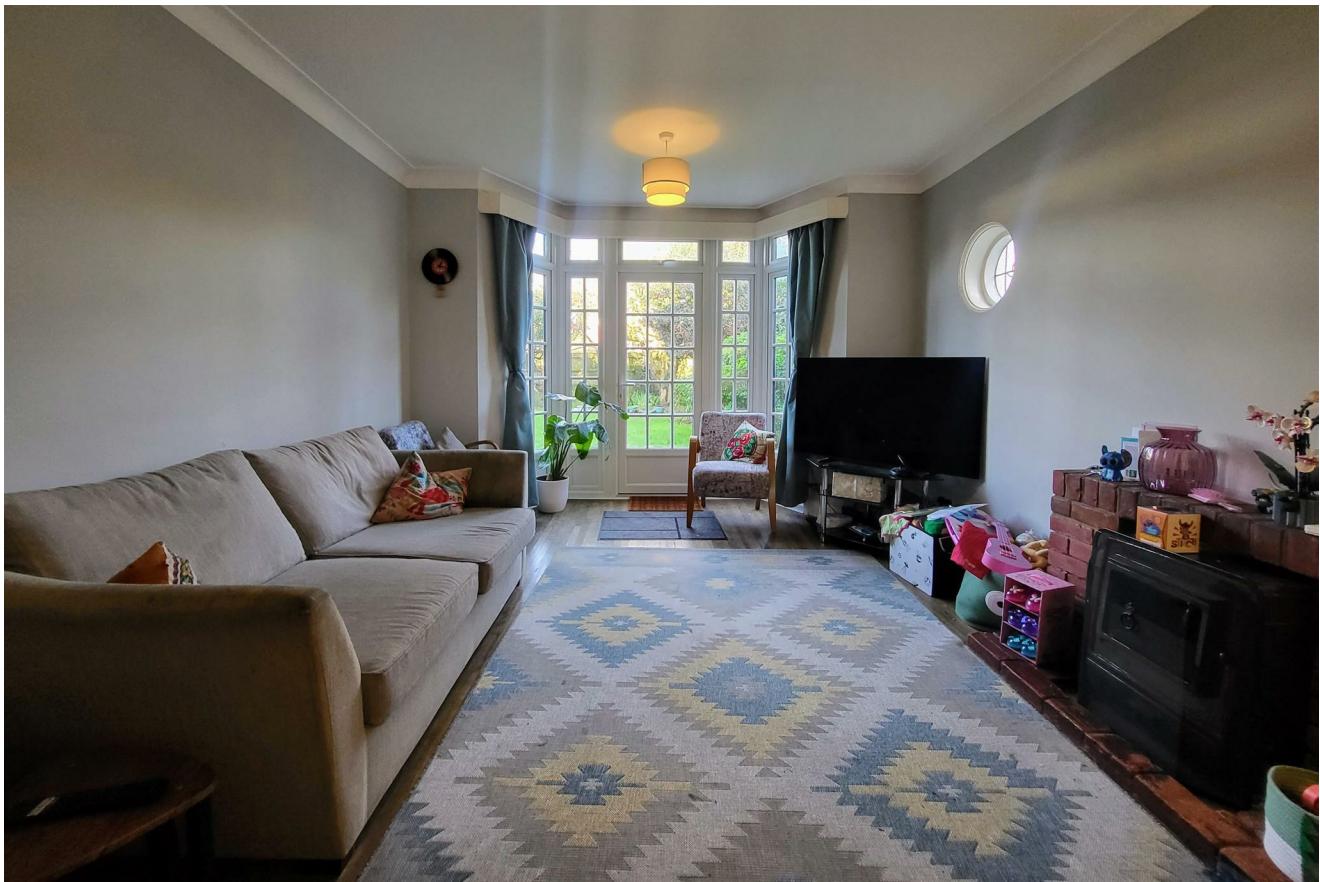


REAR RECEPTION 17'1" x 12'1" (5.21m x 3.68m)

Double glazed French Door to the rear & original stained glass porthole windows to the side. Parquet flooring, with coving & pendant lighting to the ceiling. Open Fireplace (needs to be swept before use) & Large double radiator to one wall.



REAR RECEPTION (PIC 2)



FRONT RECEPTION 15'11" x 12'4" (4.86 x 3.76)

Double glazed bay window to the front. Parquet flooring, coving & pendant lighting to the ceiling. Radiator.



KITCHEN 13'5" x 9'11" (4.09m x 3.02m)

Double glazed window to the rear and partially glazed door to the side, giving access to the garden & onwards to the garage. Under counter single oven, gas hob, hidden extractor hood above & glass splashback. Laminate worktops, space for a large fridge freezer, plumbed for washing machine & dishwasher. Stainless steel sink with mixer tap.



DOWNSTAIRS WC

Frosted window to the side. Partially tiled, with laminate flooring, low flush WC and wash hand basin with vanity unit beneath.



FIRST FLOOR LANDING

Original stained glass windows to each side of the property. Partially carpeted & part parquet flooring. Coving to the ceiling.



BEDROOM 1 17'1" x 14'1" (5.21m x 4.29m)

Double glazed bay window to the rear. Carpeted, with fitted wardrobes to one wall, coving & pendant lighting to the ceiling. Access to the ensuite shower room.



ENSUITE SHOWER ROOM

Frosted window to the rear, low flush WC, glass shower cubicle, pedestal wash hand basin with mirror above and chrome heated towel rail to the side.



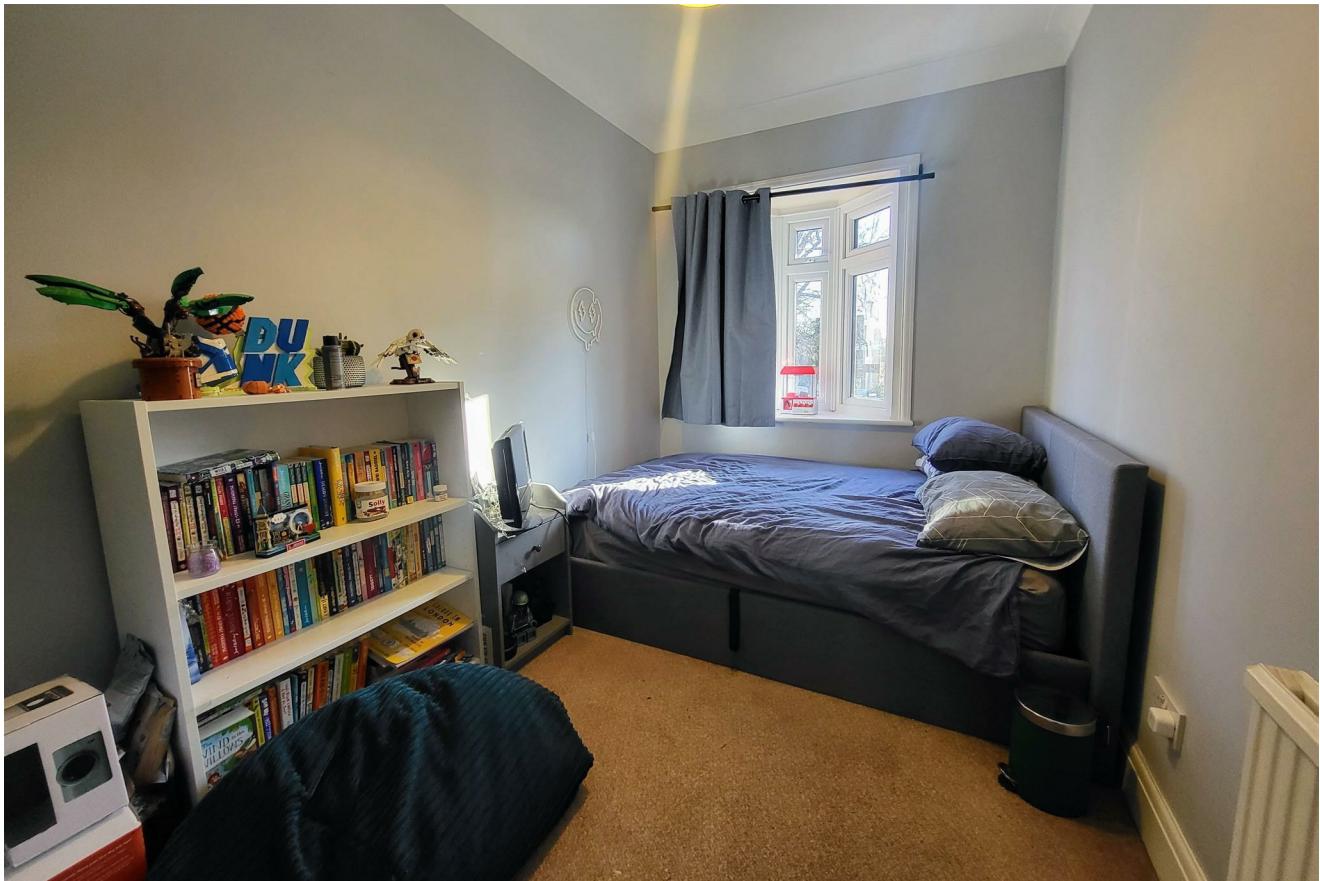
BEDROOM 2 16'5" x 11'7" (5.00m x 3.53m)

Double glazed bay window to the front. Carpeted, with coving to the ceiling.



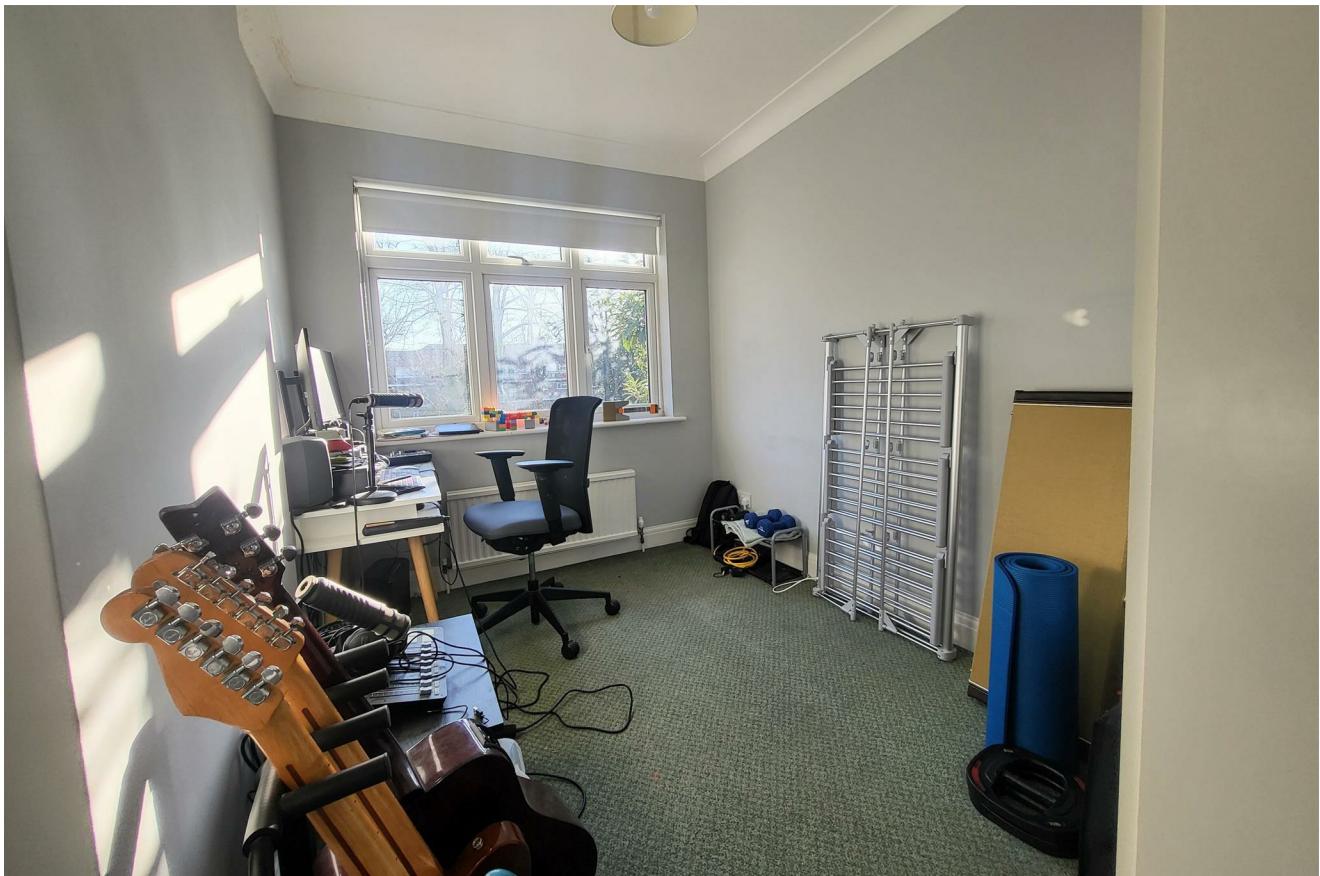
BEDROOM 3 12'6" x 6'11" (3.81m x 2.11m)

Double glazed bay window to the front. Carpeted, with coving & pendant lighting to the ceiling.



BEDROOM 4 11'4" x 7'11" (3.45m x 2.41m)

Double glazed window to the front with radiator beneath. Carpeted, with coving & pendant lighting to the ceiling.



MAIN BATHROOM

Frosted window to the side. Tiled flooring, panelled bath with tiled surround, overhead shower attachment & glass shower screen, pedestal wash hand basin with mirror above, low flush WC, chrome fixtures & fittings including heated towel rail.



REAR GARDEN

A mature garden, mainly laid to lawn with a tree & shrub lined perimeter.



Kitchen
13'5" x 9'11"
(4.10m x 3.02m)

Garden
62'4"
(19.00m)

Reception Room
17'1" x 12'1"
(5.20m x 3.69m)

Garage
15'7" x 8'1"
(4.75m x 2.47m)

Reception Room
15'11" x 12'4"
(4.86m x 3.76m)

Bramley Road, Oakwood N14

Internal area: 1571sqft (146sqm)

Measurements are approximate and are for
illustrative purposes only



Michael
Wright
Estate
Agents



Ground Floor

First Floor

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	81	57

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		

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.

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