



 3
Bedrooms

 1
Bathroom





Addison Townsend are pleased to offer this lovely semi detached house with garage to side situated within 0.7miles of Cockfosters Underground Station, 0.5miles of Oakwood Underground Station and also within excellent school catchments. The property is also within proximity to Cockfosters with its shops, bars, restaurants, local bus routes and is in easy reach of Trent Park. The accomodation offers two reception rooms, fitted kitchen, three bedrooms and family bathroom. Externally the property offers approximately 82ft garden, garage to side and off street parking. Futther benefits include gas centraal heating, double glazed windows throughout and potential to extend subject to the usual plannng consents. The property is being offered chain free.



Approximate Gross Internal Area 1064 sq ft – 99 sq m
Ground Floor Area 621 sq ft – 58 sq m
Top Floor Area 443 sq ft – 41 sq m



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Bramley Road, N14



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

