



## 21 Ogden Road, Bramhall

£895,000 Freehold

FIVE BEDROOM EDWARDIAN SEMI-DETACHED • LARGE PROPORTIONS THROUGHOUT • SOUTH-FACING REAR GARDEN • CHARACTER FEATURES • OFFERED FOR SALE WITH NO ONWARD CHAIN • FIVE BEDROOMS, THREE BATHROOMS



A superb and stylish five bedroom semi-detached home sitting on one of Bramhall's most sought-after roads. Located in the village, close to shops, restaurants, cafes and in-demand schools. Boasting charming character features alongside impressive Edwardian proportions, this magnificent family home is offered for sale with no onward chain.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

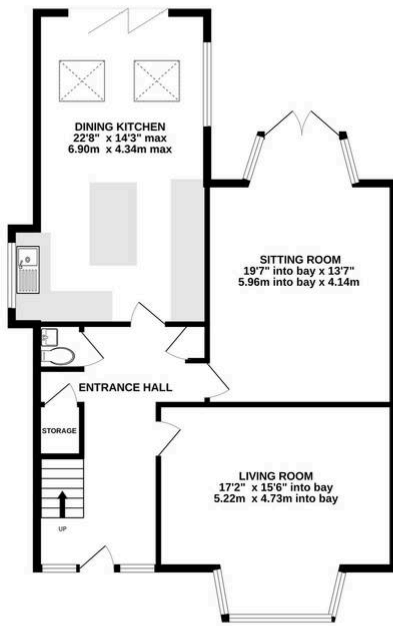
EPC Environmental Impact Rating: D



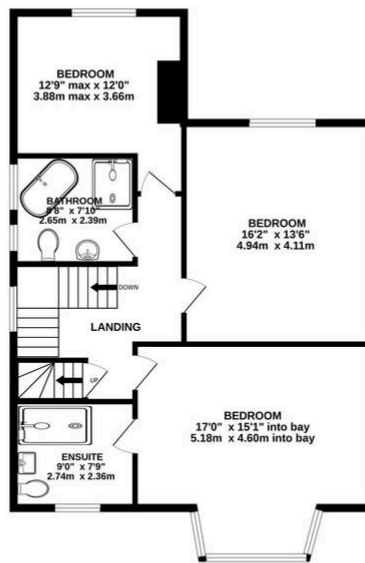
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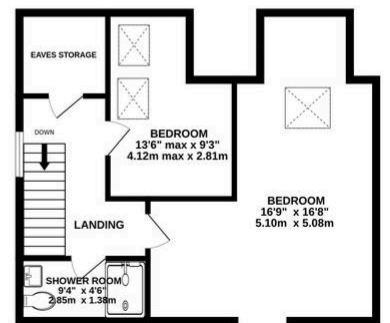
GROUND FLOOR  
949 sq.ft. (88.1 sq.m.) approx.



1ST FLOOR  
849 sq.ft. (78.8 sq.m.) approx.



2ND FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 2373 sq.ft. (220.4 sq.m.) 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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Set back behind a driveway and front lawn is this impressive semi-detached home. With Edwardian features throughout you are met with bay windows and a stunning stained glass door that set the tone perfectly for the rest of the house. A large hallway provides a warm welcome with doors leading to two reception rooms, the dining kitchen, and a cloakroom. The reception rooms boast the high ceilings that you will find throughout the home, and are both generous in size. The front reception benefits from the glorious bay window, whilst the rear offers patio doors leading out to the south facing garden. The dining kitchen also sits at the rear, with skylights set within a vaulted ceiling making the most of the southerly-facing aspect. The kitchen area itself is modern with handle-less high-gloss cupboards and drawers and a central island unit. Bi-folding doors lead out to a large patio in the garden. A cloakroom and a large under-stair storage cupboard complete the ground floor accommodation.

The five bedrooms and three bathrooms are set over the top two floors. The first floor commands the master suite with bedroom and en-suite shower room spanning the width of the property, with another bay window adorned with stained glass offering substantial space and sitting alongside a modern en-suite. The two further bedrooms on the first floor are both doubles, and there is a contemporary family bathroom with four piece suite comprising standalone bath, walk-in shower, WC and wash hand basin. To the second floor are the two further bedrooms and another modern shower room. There is under-eaves cupboards providing useful storage, and worth a mention is the charming stained glass window set within an unusual bay nook in the larger of the two bedrooms- a wonderful and quirky look-out spot sitting centrally at the top of the house!

Externally the rear garden is a generous size and a real sun-trap benefitting from a southerly facing position. A large paved patio runs across the rear of the house and leads on to a generous lawn. Enclosed by wooden fencing and mature hedging there is access down the side of the property leading to the driveway at the front.

*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.*



