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**3a Bramley Road,**  
Guide Price £325,000

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REF: NW0965

This beautifully presented, recently modernised two double bedroom detached bungalow offers comfortable living in a quiet cul-de-sac location in the BH10 area.

### Accommodation

Upon entering via the side access, an L-shaped hallway with built-in storage leads to all rooms. A spacious lounge/diner is positioned at the front of the property, which benefits from a large south facing window that creates a light and inviting space for relaxation or entertaining.

The contemporary kitchen, located at the rear, boasts modern storage units, generous work surfaces, an integrated electric hob and oven, and ample room for additional appliances. The property features two well-proportioned double bedrooms; one is situated at the front, while the main bedroom enjoys a pleasant outlook over the private rear garden. Serving these rooms is a recently upgraded shower room, thoughtfully designed with a large walk-in shower, a low-level WC, and a wash basin.

### Outside

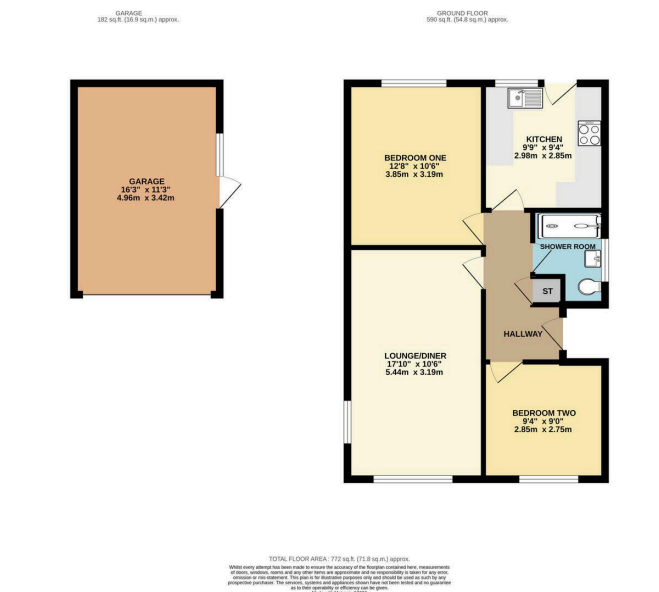
Externally, the low-maintenance rear garden features a hardstanding area adjacent to the property and a lawned section, all enclosed by newly installed fencing for enhanced privacy.

An oversized detached garage, with a new roof and up-and-over door, is accessible from both the side driveway and the garden, providing excellent storage or parking.

To the front, a newly laid tarmac driveway offers ample off-road parking for two to three vehicles.

Situated in a highly convenient location, the property is just a short walk from a wide range of local shops and amenities, including a Tesco Superstore, various cafes, and restaurants. Pelhams Park and Kinson Common are also nearby, offering lovely green spaces for outdoor recreation.





- REF: NW0965
- 2 DOUBLE BEDROOM DETACHED BUNGALOW
- RECENTLY MODERNISED
- OFF ROAD PARKING
- RECENTLY MODERNISED SHOWER ROOM
- CLOSE TO LOCAL SHOPS AND DOCTORS SURGERY
- OVERSIZED DETACHED GARAGE
- QUIET CUL-DE-SAC LOCATION

