



## BRAMLEY ROAD, OAKWOOD, N14

A TRULY DESIRABLE AND CONVENIENTLY LOCATED, 2 DOUBLE BEDROOM PURPOSE-BUILT GROUND FLOOR & DOUBLE-FRONTED MAISONETTE WITH LARGE RECEPTION ROOM, SEPARATE KITCHEN, BATHROOM AND ITS OWN SHARE OF THE REAR GARDEN. IT IS SET BACK FROM THE MAIN ROAD AND SECLUDED BY A GRASS & TREE LINED VERGE, LOCATED WITH MINUTES WALKS OF OAKWOOD STATION (Piccadilly line).

The property will need some updating and you will want to add your own decorative stamp to it, but it is offered in a very clean and liveable condition, so you could just move in.

It is located within a short and level walk of Oakwood Station (Picc Line), plus the local schools, shops, restaurants and Trent Park. There is Gas Central Heating and Double Glazing.

Ideal for First Time Purchaser, a Downsizer or even an Investor. Offered Chain Free.



### ACCOMMODATION

\* ENTRANCE PORCH \* 16FT RECEPTION ROOM \* SEPARATE KITCHEN \* 2 GOOD SIZED BEDROOMS \* BATHROOM \* OWN SHARE OF REAR GARDEN \* ONLY 2 MINUTES WALK TO OAKWOOD STATION\*

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

**PRICE: £375,000 LEASEHOLD**



### ENTRANCE PORCH

Double glazed front door into porch with glazed door leading into reception room.



### RECEPTION ROOM 16'3" x 12'1" (4.96m x 3.70m)

Bright and spacious reception room with double glazed window to front aspect, tiled fireplace with wooden surround, picture rail, pendant lighting and carpeted.





**RECEPTION ROOM (pic 2)**



**INNER HALLWAY**

**Door from reception into the entrance hall, leading to bedrooms, bathroom & kitchen. Also access to a large understair storage cupboard.**





**KITCHEN 10'9" x 10'4" (3.29m x 3.16m)**

Good sized kitchen with fitted floor to ceiling cabinets to one wall, base units with stainless steel sink, plumbed for washing machine, gas connection for cooker and wall mounted gas combi boiler for heating and hot water. Double glazed window to rear and door leading out to the garden, Lino flooring.



**BEDROOM 1 14'10" x 8'11" (to wardrobes) (4.53m x 2.74m (to wardrobes))**

Large double bedroom with double glazed window to the front aspect. Fitted full-height wardrobes along the length of one wall and built in dresser and bedside cabinets too, pendant lighting, radiator, carpeted.





**BEDROOM 2 9'3" x 8'10" (2.83m x 2.71m)**  
**Double glazed window to rear aspect, carpeted, radiator.**



**BATHROOM**

**Fully tiled, with white three piece suite comprising of full sized panelled bath, low flush WC and wash hand basin with vanity unit beneath. Double glazed frosted window to rear.**





**GARDEN 18ft x 25ft (5.49mft x 7.62mft)**

**Accessed from the kitchen door, across the communal pathway, the property benefits from it own private share of garden with planted borders and lawn laid with artificial grass.**



**REAR ELEVATION**

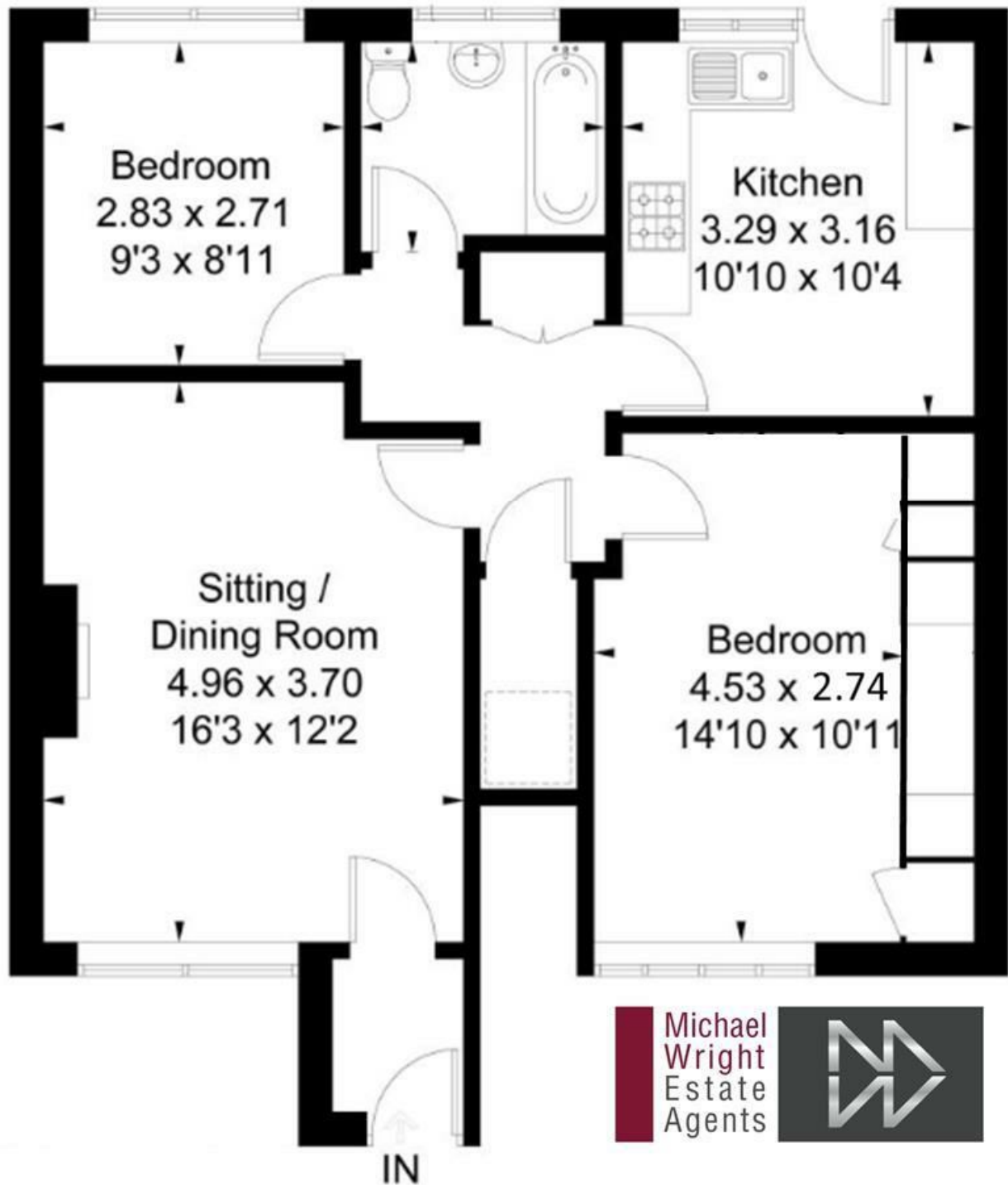




# Bramley Road, Oakwood, N14

Approximate internal area: 693sqft (64sqm)

All measurements are approximate and are for illustrative purposes only.



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	
70	76
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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