settle.

Bramley Close

, London, E17 6EG

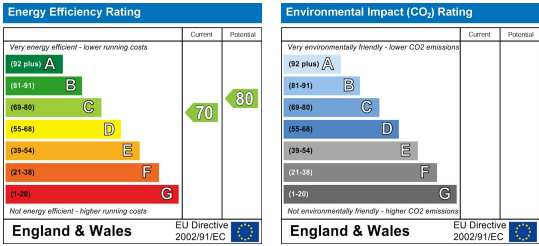**Offers in excess of £575,000**

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Floor Plan

Garden
82'0" (25.00m)

Kitchen
13'1" x 8'6"
(4.00m x 2.60m)

Bedroom
8'6" x 7'5"
(2.60m x 2.25m)

Bathroom
5'5" x 5'4"
(1.65m x 1.62m)

Dining Room
11'3" x 8'6"
(3.42m x 2.60m)

Bedroom
11'1" x 8'6"
(3.39m x 2.60m)

Reception Room
12'10" x 10'6"
(3.90m x 3.20m)

Bedroom
13'11" x 10'10"
(4.23m x 3.30m)

IN

Ground Floor   First Floor

settle.

Bramley Close

Approximate Gross Internal Area
Ground Floor = 41.9 sq m / 451 sq ft
First Floor = 41.5 sq m / 447 sq ft
Total = 83.4 sq m / 898 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Area Map

Energy Efficiency Graph

Viewing

Please contact our Settle Office
on 0208 124 2522 if you wish to arrange a viewing appointment for this property or require further information.

- Three Bedroom Victorian Mid - Terrace House
- South Facing Private Garden
- 0.6 Miles To Blackhorse Road Station
- Seperate Living And Dining Room
- Close Proximity To Lloyd Park
- No Onward Chain
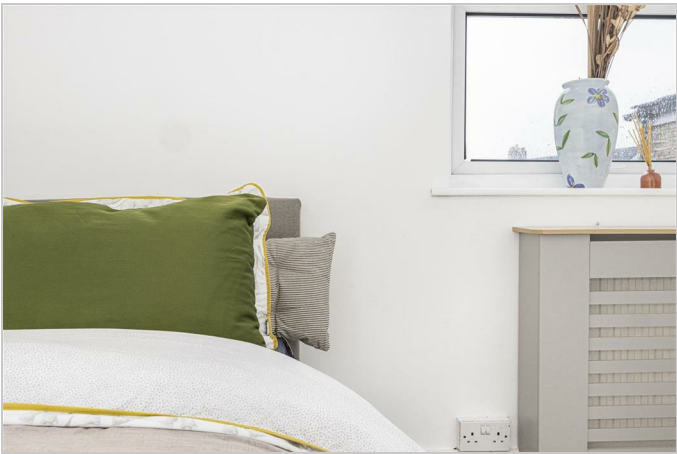- EPC Rating C
- 83.4 Sq M - 898 Sq Ft

A Three-Bedroom Victorian Mid-Terrace House with South-Facing Garden and No Onward Chain.

A wonderful opportunity to purchase a three-bedroom Victorian home offered chain free and with excellent potential to modernise and extend (STPP).

The ground floor features a welcoming front porch, a bay-fronted lounge to the front, and a separate dining room adjacent. To the rear is the galley style kitchen complete with French doors leading out into the garden. Upstairs there are three well-proportioned bedrooms and a family bathroom.

Outside, the south-facing garden offers a mix of patio and lawn, perfect for sunny afternoons and outdoor entertaining. Although the property is a little dated, this provides a fantastic opportunity to update and extend, including possible rear kitchen extension and loft conversion (subject to planning).

Set in a popular residential location close to local shops, transport links and green spaces, this property is ideal for families or buyers looking to add value and create a stylish, contemporary home.

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