

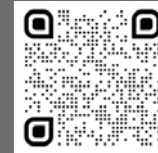
# BRAMLEY ROAD

OAKWOOD - N14

THOMAS  
JAMES



- 3 BEDROOM END OF TERRACE HOUSE
- 2 RECEPTION ROOMS
- 2 BATHROOMS
- OFF STREET PARKING FOR 2 CARS
- WALKING DISTANCE TO OAKWOOD TUBE
- PLANNING GRANTED TO EXTEND



FOR SALE  
£750,000  
FREEHOLD

# BRAMLEY ROAD

OAKWOOD - N14

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## 3 BEDROOM HOUSE

**£750,000 FREEHOLD**

### IN BRIEF

If you're looking for a property that's ready to live in and has potential for development, this could be the one for you. Located a couple of minutes from Oakwood station, this three-bedroom end of terrace house has planning permission for significant extension to create a five bedroom property.

### PROPERTY DESCRIPTION

Set back from the road behind a block-paved front garden that provides two off-street parking spaces, the property occupies a unique triangular corner plot, and also has a gated side garden and a small rear garden. The property has a total area of 1,174 sq ft, with three main living spaces on the ground floor, and three bedrooms with two ensuite bathrooms on the first and second floors.

The ground floor rooms are currently configured as a living room, dining room, and kitchen/breakfast room. All are accessed directly from the central hallway, which also houses a WC/laundry room.

The living room is generously sized and easily accommodates a couple of sofas. It has great flow, with three sets of glazed double doors, to the hallway, dining room, and garden. The garden doors open onto the decked terrace, ideal for al fresco drinks and dining.

The kitchen/breakfast room is a large and welcoming space, with a wide west-facing window. It's well-equipped with extensive wall and floor cabinets, a breakfast bar, and a combination of integrated and freestanding appliances. Measuring approximately 15ft by 13ft, there's ample space for a large dining table. The staircase to the upper floors provides handy additional built-in storage space and a cosy nook for a dining table. The dining room is also spacious at 12'9" by 11'9" and has doors to the kitchen and the garden. Given the large size of the kitchen this could easily be used as a second reception room.

COUNCIL TAX BAND: D  
ENFIELD COUNCIL

EPC RATING: D

FREEHOLD



# BRAMLEY ROAD

OAKWOOD - N14



## PROPERTY DESCRIPTION CONTINUED.....

The first floor is home to an ensuite double bedroom and a single bedroom, with a further an ensuite double bedroom on the second (loft) floor.

The first floor double bedroom is an attractive dual aspect space, with windows on the north and east-facing windows. The en suite bathroom is fully tiled and fitted with a bath and a washbasin/WC console. A small high-level window provides good natural light and ventilation. The single bedroom on this floor is currently used as a workspace.

The top floor suite comprises a large double bedroom and an ensuite shower room. Built-in eaves cupboards provide plentiful storage space and there's excellent natural light thanks to a window and a Velux.

The charming garden has the feel of an outdoor room, with plenty of privacy. It has been landscaped and features a central gravelled area with feature paving, a stunning specimen tree, a shed, and a raised decked terrace.

The property has planning permission to add a double height extension creating a five bedroom house. Copies of the approved plans are available on request.

## LOCAL LIFE

The local Oakwood shopping parade is mere moments away, and has a range of independent stores, cafes and restaurants and it's 15 minutes by bus to the centre of Enfield just over two miles away.

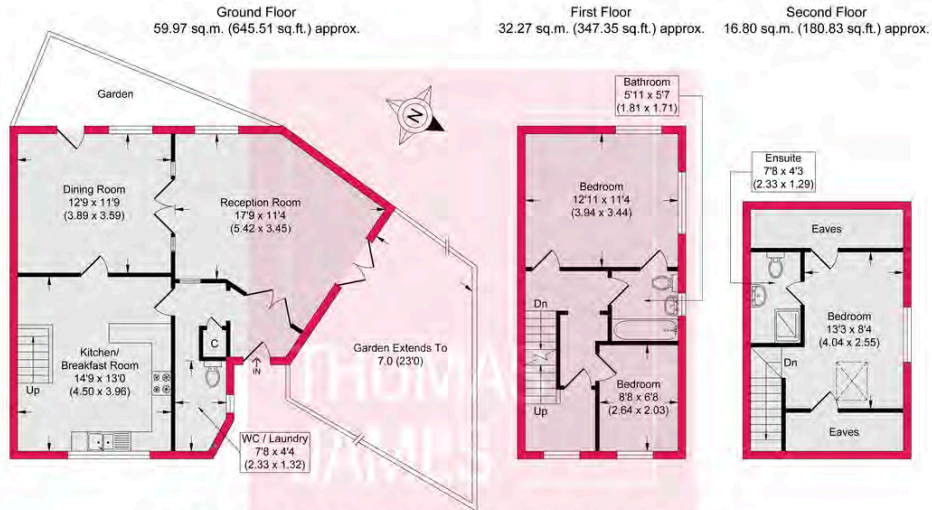
The property is located just moments from the main entrance to Trent Park and to Trent Park Country Club. This 413-acre green space has woodland, meadows and grassland, a network of walking, jogging and cycle trails, and offers a wide range of outdoor activities including horse riding, tennis and golf.

Oakwood tube station on the Piccadilly Line is just four minutes away on foot. This has fast, direct journeys to King's Cross (26 minutes), Covent Garden (36 min) and beyond. Road links are also good, with the A10, the North Circular Road and the M25 all 10-15 minutes away.

## TRANSPORT



# CURRENT FLOOR PLAN



All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.

**TOTAL FLOOR AREA : 109.04 sq.m. (1173.69 sq.ft.) approx. (EXCLUDING EAVES)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

# PLAN FOR EXTENSION



**Approximate Gross Internal Area - 1723.30 sq ft**

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

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