



Bramley Road, Enfield, N14

Asking Price: £1,700,000

 Benham
& Reeves

Bramley Road, Enfield, N14

 5 Bedroom (s)  4 Bathroom (s)  Freehold

Built up of an impressive 1872 square feet is this luxurious five bedroom detached home. The majority of the ground floor is fitted with engineered flooring and boasts a custom designed kitchen with matt finish profile edge detail cabinets, stone worktops and upstand, and integrated appliances including a wine cooler. The South facing rear garden spanning a generous 1582 SqFt can be accessed via the utility room and the family/dining room which also offers bright and airy living, Provision for Sky Q TV and Virgin, and energy efficient LED downlights with dimmer function. The first and second floor are majority fitted with carpet. On the first floor you'll find the cosy living room, the pristine main bedroom with ample wardrobe space and ensuite shower room, and bedroom 5 which could also be used as an office space. Located on the second floor you'll find the family bathroom, bedrooms 2, 3 and 4 with bedroom 2 having the added benefit of built in wardrobes and ensuite shower room. The family bathroom are ensuites are stylishly fitted with Herringbone floor tiles, stone vanity tops and wall mirrors. Further benefits include a drive way & garage with electric powered doors, gas fired central heating, fitted gas coal-effect fireplace with limestone flat Victorian mantel and black granite hearth, a cloak room with a floor mounted WC, a utility room with a single bowl sink, and a 10-year new home build warranty.

The Gloucester Collection has a selection of upgraded features and appliances which include; Double sink, hot tap, Miele oven, combination microwave oven, large induction hob, siemens fridge and freezer, washer machine and tumble dryer.

Surrounded by 413 acres of stunning English countryside, Trent Park offers the perfect retreat for those looking to combine a quintessentially English setting with fast connections into London. Located in North London, Trent Park provides a once in a lifetime opportunity to own a piece of history. Once a location for royalty and society's elite, it has now been transformed into a collection of beautiful homes complete with residents' facilities, including a heated outdoor swimming pool, tennis courts, and a fully equipped gymnasium.



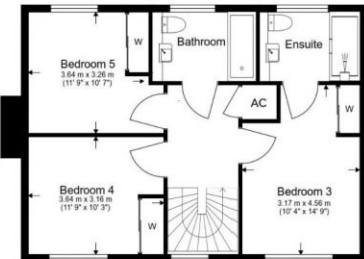
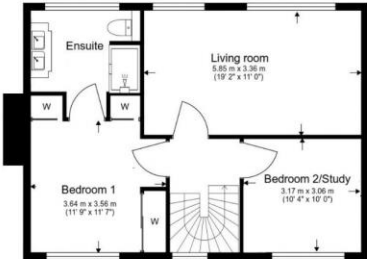
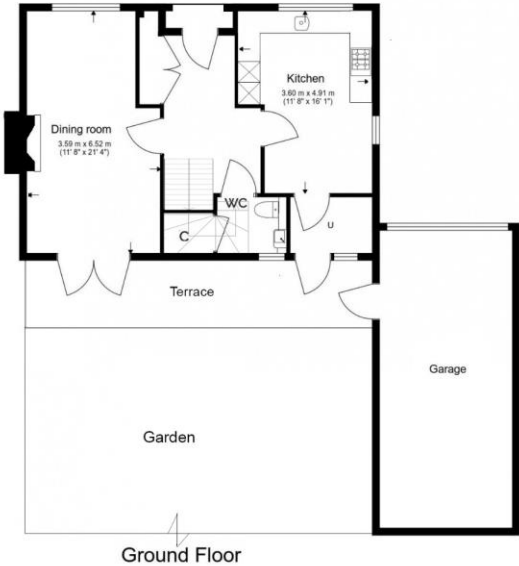


Property Features:

- Estimated Completion Date: Q1-Q2 2025
- Five Bedroom Detached Home
- Upgraded Spec
- Total Area: 1872 Square Feet
- South Facing Rear Garden Size: 1582 SqFt
- Garage
- 24 Hours Security & Luxury Resident Facilities
- Resident Shuttle Bus To Oakwood Station (Piccadilly Line)

** Please note the photography used is for illustrative purposes only.**

Total Gross Internal Area
175.3Sq/m - 1,887Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£1,700,000
Tenure:	Freehold
Service Charge:	£4,530.24 approx.(per annum) EST. £2.42/SqFt yearly
Anticipated Rent:	£4,900.00 pcm Approx. 3.5% Yield

Viewings:

All viewings are by appointment only through our Beaufort Park Office.

Our reference: CHN240022

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