BRAYTON GARDENS, EN2 7LL















£995,000 Freehold

- DETACHED DOUBLE FRONTED
- EXTENDED DINING ROOM
- UTILITY CUPBOARD
- FAMILY BATHROOM
- GARDEN
- LOUNGE
- SPACIOUS KITCHEN
- 4 BEDROOMS ON FIRST FLOOR
- 5TH BEDROOM/STUDY WITH ENSUITE ON GROUND FLOOR
- OFF STREET PARKING FOR TWO CARS

naea | propertymark PROTECTED

These details are not guaranteed correct, nor do they form part of any contract.

19 The Grangeway Grange Park London N21 2HD Telephone: 020 8360 9873
Fax: 020 8360 6513 E-mail: info@mortemoremackay.co.uk Iris Mortemore FNAEA

Property Details

Set on an elevated plot in this quiet residential road this handsome double-fronted detached house enjoys wide ranging views from its first-floor windows and offers well-balanced accommodation across two floors. A welcoming entrance hall leads to a light and airy front lounge with a broad bay window capturing the morning sun. To the rear, an extension has created a spacious reception/dining room where twin skylights pour in natural light and French doors open directly onto the patio and garden, making the space ideal for relaxed family living or entertaining. The adjoining kitchen is generously fitted with a comprehensive range of wall and base units, plentiful work-surfaces and integrated appliances, while a discreet utility cupboard keeps laundry tasks neatly out of sight. Completing the ground floor is a versatile bedroom or study, perfect for guests or home working, that benefits from its own modern en-suite shower room.

Upstairs, four well-proportioned bedrooms with the front aspect taking full advantage of the property's elevated aspect, and a smart family bathroom serves the floor. Outside, the rear garden offers a sun-trap patio with shallow steps up to a lawn framed by mature flower and shrub borders, with side access returning to the front driveway.

Oakwood Underground station (Piccadilly Line) is approximately 500 metres away, providing swift services to King's Cross, Covent Garden and Heathrow. For outdoor leisure, Trent Park's 400-acre country parkland is close by, and the smaller Boxers Lake is only a couple of minutes from the door. Families will appreciate the excellent local schooling: Outstanding-rated Eversley Primary School lies approximately one kilometre away and Highlands School (secondary) a touch over a kilometre as is Grange Park and Merryhills. Combining generous living space, flexible accommodation, attractive gardens and enviable access to transport, parkland and schooling.





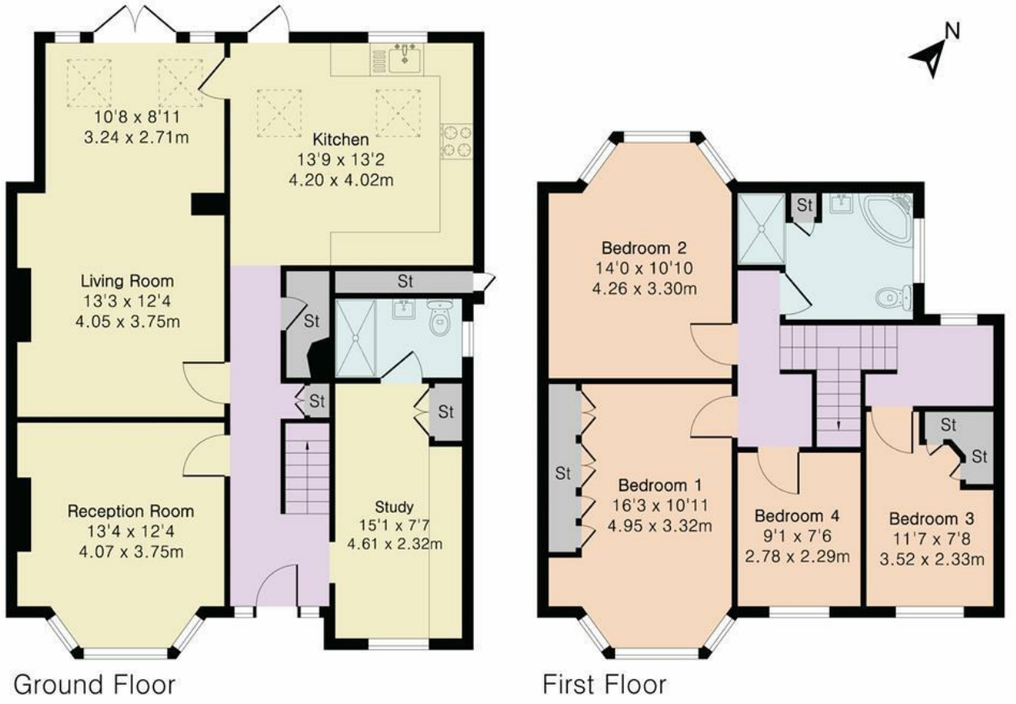




Approximate Gross Internal Area 1557 sq ft - 144 sq m

Ground Floor Area 909 sq ft – 84 sq m

First Floor Area 648 sq ft – 60 sq m



PINK PLAN

Although Pink Plan ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

RICS Certified Property Measurer

MORTEMORE MACKAY

