



Bracey Street, N4 3BJ

Guide Price £875,000  
Freehold





# Bracey Street N4

Presented to the market on a chain free basis, a charming three-bedroom house situated in a quiet, no through road in Stroud Green N4; a perfect blank canvas opportunity to refurbish or possibly extend (STPP).

Comprising 1128 SQ FT/ 104.8 SQ M of internal living space, features include a spacious dual reception room with feature fireplace, large double glazed sash windows at either end provide great natural light. Off the hallway, a practical guest WC and access to the storage cellar.

Moving on, a large kitchen/diner with a range of shaker style wall and base units providing plenty of storage and food preparation space. A side bay allows space for a dining table and direct access to a private patio garden. The garden has a rustic charm, exposed brick walls and Mediterranean plantings create a tranquil private space, ideal for a morning coffee or breath of fresh air. Raised flowerbeds add a touch of greenery, and the remanence of a concrete/brick shelter also adds interest.

Back inside, stairs lead up to a half landing, here we find the first of three double bedrooms also benefitting from dual aspect double glazing. Next door a fully tiled three-piece bathroom suite with low level WC, wash hand basin and bath shower combination. A frosted, double-glazed window overlooks the side aspect.

Up to the first floor, two further double bedrooms, the main offers a range of built-in wardrobes.

Bracey Street is a quiet, no through road in the heart of Stroud Green, much loved for its community feel and quiet residential living, whilst still providing convenient access to transport links at Finsbury Park station (Piccadilly & Victoria lines/ National Rail & Thameslink services), Crouch Hill Overground and several bus routes. There's a growing selection of local coffee shops, bars, and eateries at both Stroud Green, Crouch End and Hornsey Road to enjoy and the green and open spaces at Finsbury Park, the nature reserve Parkland Walk, and Wray Crescent are also close by.

Three-bedroom mid terraced house | Private patio garden | Chain free sale | Three double bedrooms | Dual reception room | Separate kitchen/diner | Family bathroom and additional WC | Quiet and convenient location | Approx. 1128 SQ FT/104.8 SQ M | Fantastic opportunity for renovation and extension STPP | Fully double glazed |





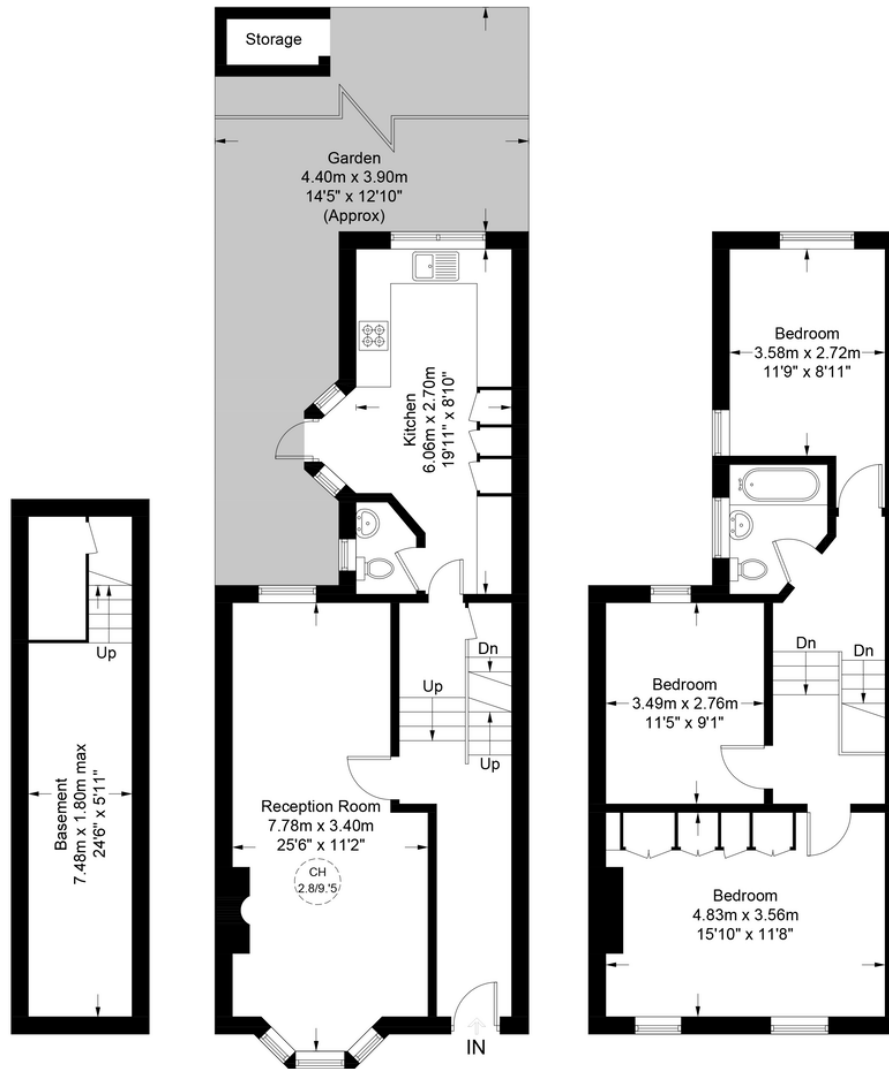




**Bracey Street, N4**  
 Approximate Gross Internal Area  
 1128 sq ft / 104.8 sq m  
 Basement = 169 sq ft / 15.7 sq m  
 Total = 1297 sq ft / 120.5 sq m  
 (Excluding Storage)

**DAVID ANDREW**

your most valuable asset



Basement

Ground Floor

First Floor



**Certified Property Measurer**

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. (ID955940)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 <b>A</b>		
81-91 <b>B</b>		85
69-80 <b>C</b>		
55-68 <b>D</b>	57	
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Agent's Note:**

Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.

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