

**SANSOME
&GEORGE**

sansomeandgeorge.co.uk



Twin Elms, Bramley Lane, Bramley, Tadley, Hampshire, RG26

Asking Price £550,000 Freehold

SANSOME & GEORGE ** Virtual Tour Available **

Nestled in Bramley Village, is this exquisite older style EXTENDED 4 BEDROOM link detached home on Bramley Lane which offers approx 1516 square feet of space to call your own. Spread across two floors, the house contains a total of four bedrooms and two reception rooms. The ground floor is host to an assortment of rooms including cloakroom, living room, dining room, and Kitchen / Breakfast room. Adding to its practicality, the property features a convenient garage for safe parking or supplemental storage. Ascend to the first floor where four bedrooms provide ample privacy and restful quarters. A modern shower room which will offer a revitalising start to your day.

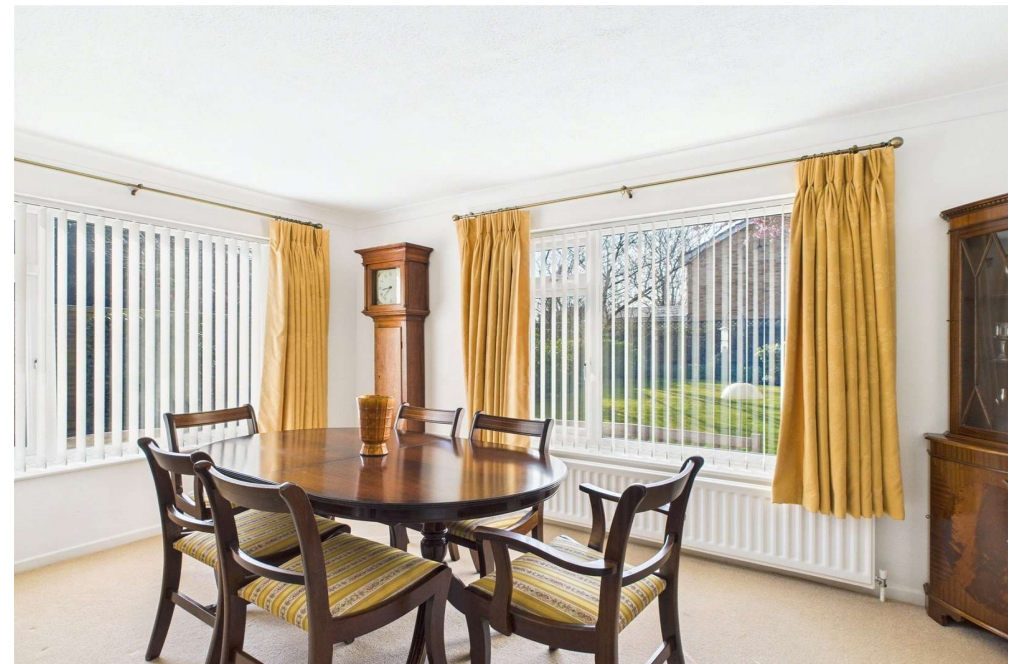
EPC EER D

Council: Basingstoke & Deane

Council tax: E

- 4 Bedroom Link detached home
- Entrance porch
- Cloakroom
- Living room
- Dining room
- Kitchen / Breakfast room
- 4 Bedrooms
- Shower room
- Generous garden
- Garage
- Driveway







Floor 0



Floor 1

Approximate total area⁽¹⁾
1516.75 ft²

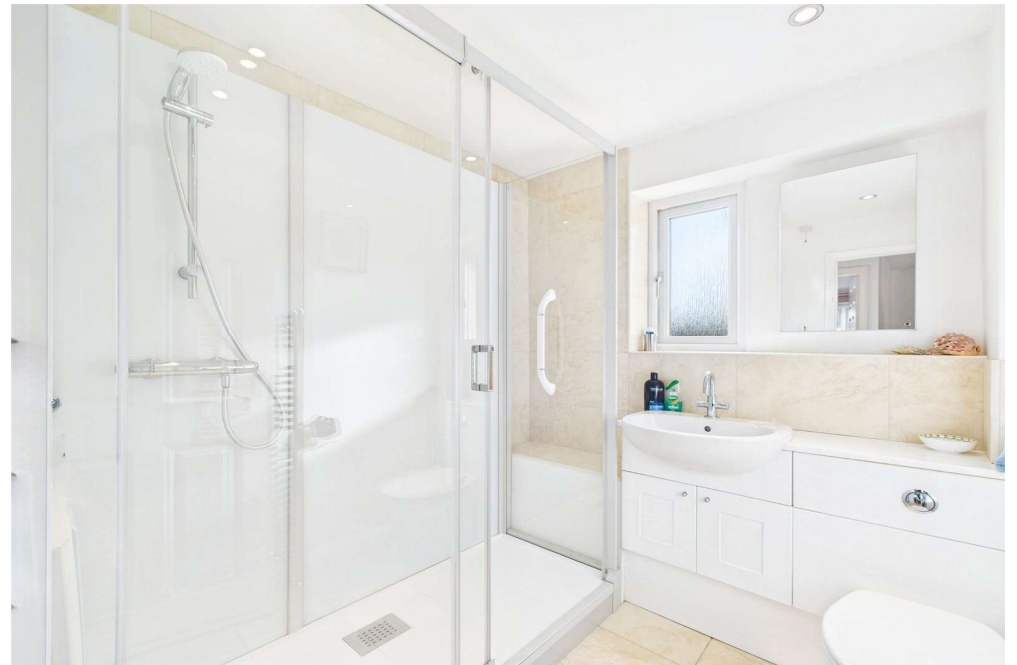
Reduced headroom
28.65 ft²

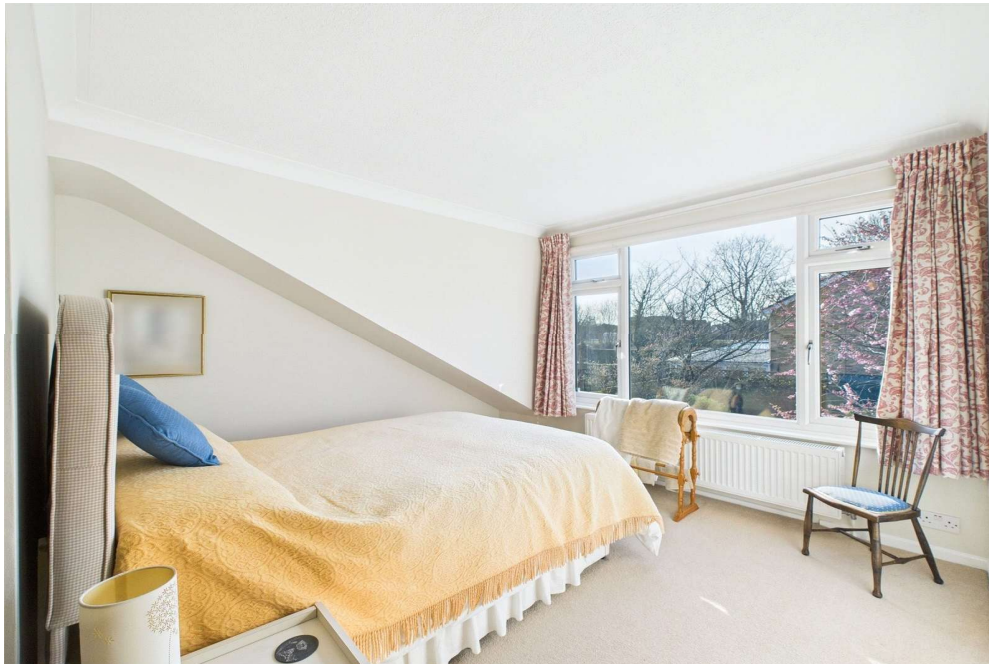
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Sansome and George - Bramley

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

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