

**SANSOME
&GEORGE**

sansomeandgeorge.co.uk



14 Oaklea Gardens, Bramley, Tadley, Hampshire, RG26 5QY

Offers in excess of £500,000 Freehold

SANSOME & GEORGE ** Virtual Tour Available **

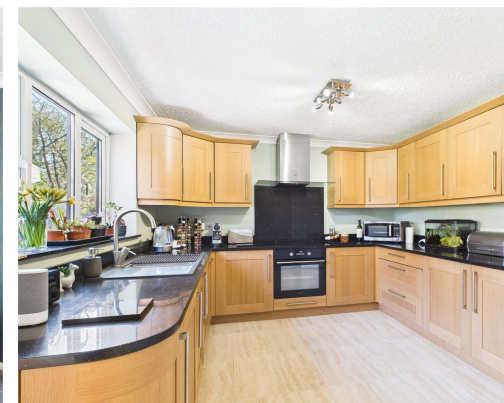
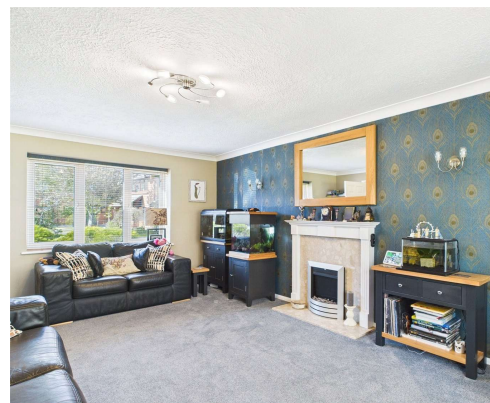
Charming TA Fisher built 3 Bedroom DETACHED home occupying an enviable position in popular cul-de-sac in Bramley. This deceptively spacious home offers a generous total area of 1286 sq ft spread over two floors. The ground floor welcomes you with an entrance hall, fitted kitchen, a comfortable living room for family gatherings, a conservatory / dining room providing ample daylight, a convenient home office, a handy downstairs W.C, and a single-car garage with electrically operated roller garage door. On the first floor you will find Bedroom 1 with En-suite, 2 further bedrooms and a bathroom. An internal viewing is highly recommended in order to appreciate what this home has to offer.

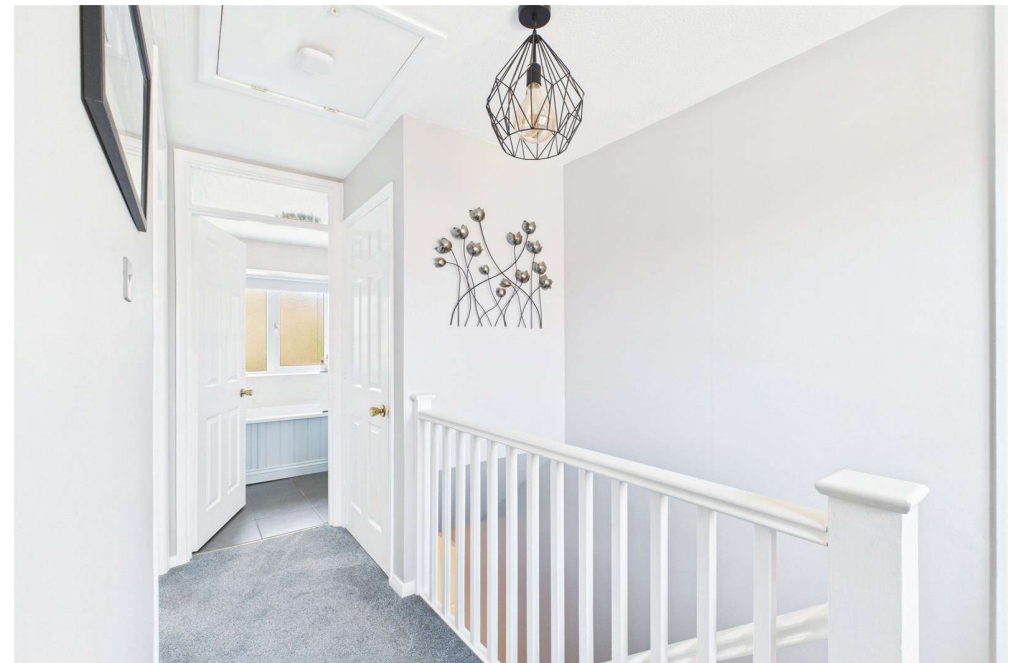
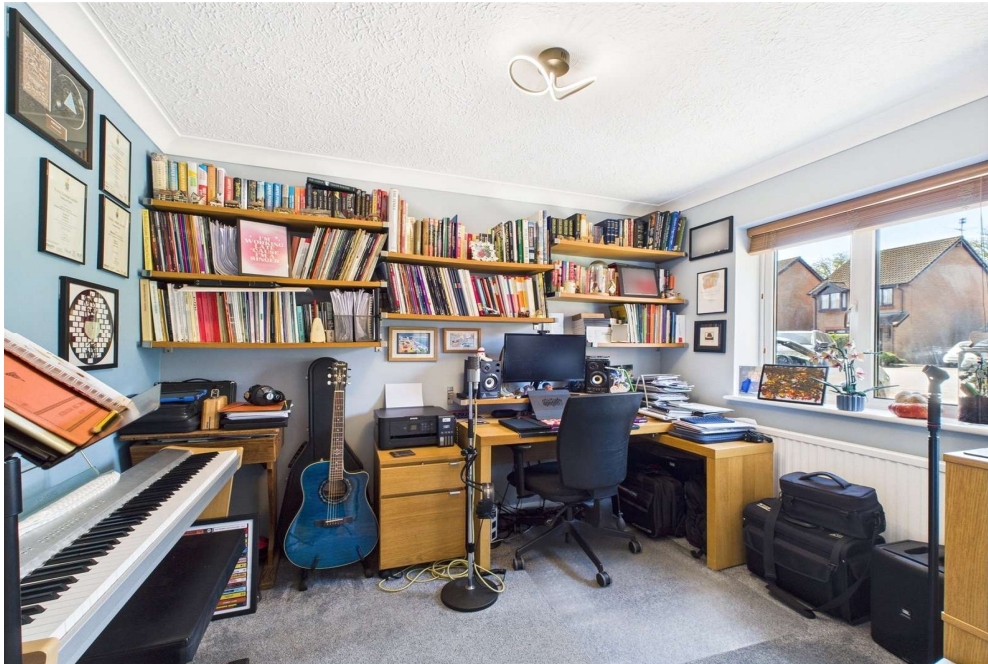
EPC EER - B

Council Tax Band - E

Council - Basingstoke & Deane

- 3 Bedroom detached home
- Popular location
- Recently installed 'Everest' front door
- Entrance Hall
- Downstairs W.C
- Living room
- Conservatory / Dining room
- Fitted Kitchen with Harveys water softener
- Study
- Bedroom 1 with en-suite
- 2 Further bedrooms
- Bathroom
- Garage with electrically operated 'Everest' roller garage door
- Corner Plot Garden
- Solar panels
- Electric car charging point







Floor 0

Approximate total area⁽¹⁾
1286.38 ft²



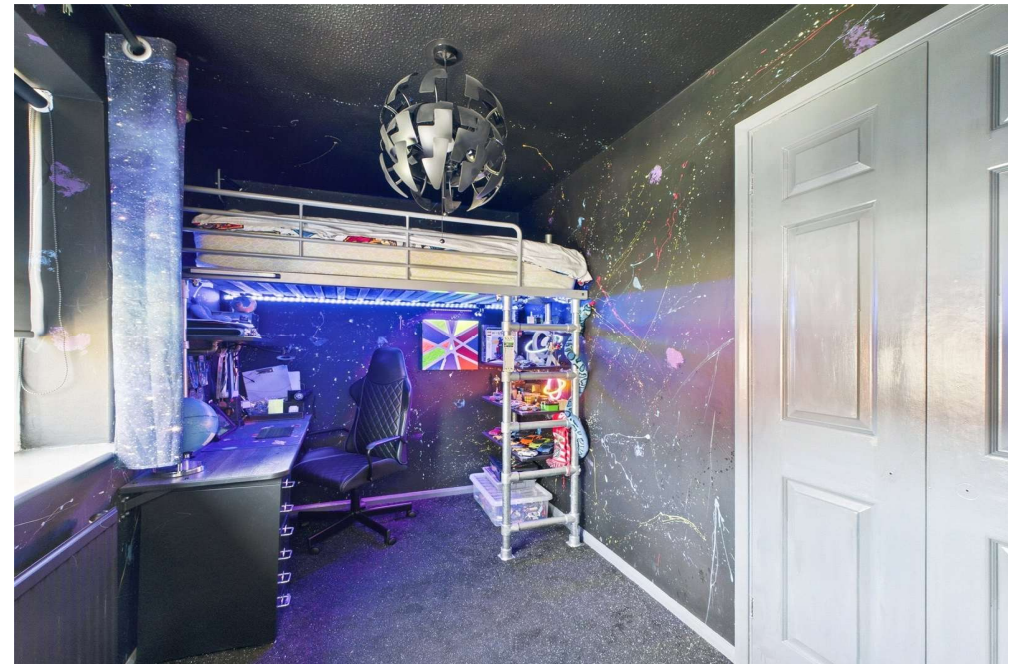
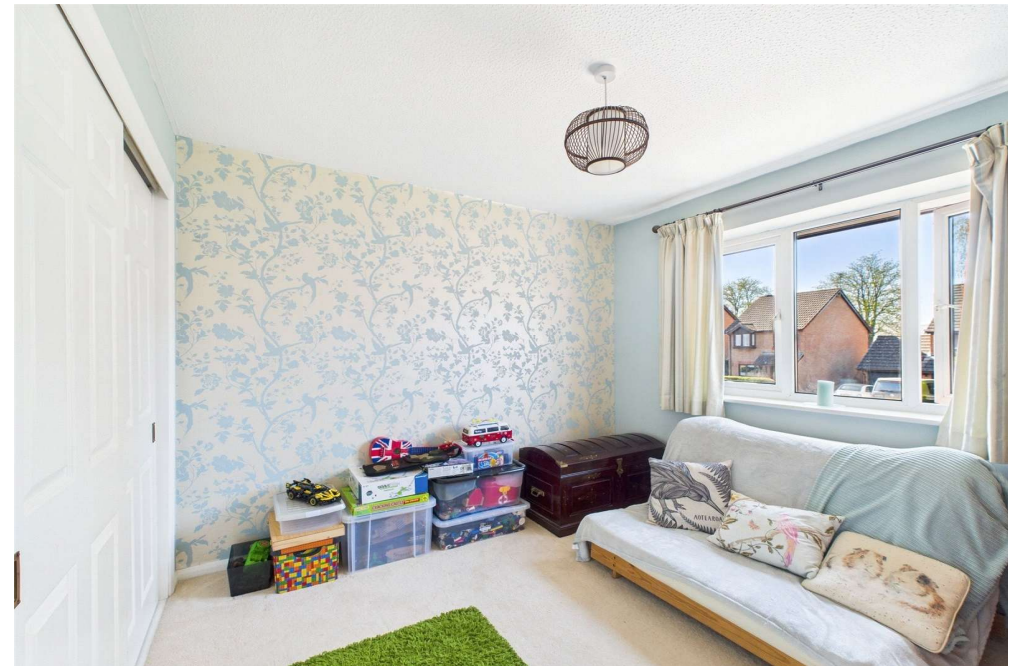
Floor 1

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Sansome and George - Bramley

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 Registered in England and Wales no: 5133463. VAT no: 641 8655 23.

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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