

**SANSOME
&GEORGE**

sansomeandgeorge.co.uk



17 St. James Close, Bramley, Tadley, Hampshire, RG26 5XH

Asking Price £685,000 Freehold

SANSOME & GEORGE **Virtual Tour Available **

Step into this enchanting 4-bedroom detached home nestling in a popular area in Bramley village. The property exudes a modern flair while maintaining its homely charm, offering a spacious 1,820 sq ft of living space. With 4 reception rooms, there's ample space for entertaining or unwinding in style. The property boasts a generous garden, perfect for al fresco dining or simply basking in the sun. You'll never have to worry about parking with the convenience of off-street parking and a garage. Every corner of this delightful property is designed to cater to your every need. Don't miss the chance to make this house your home sweet home! Book a viewing today and let this property captivate you with its irresistible charm.

EPC EER - D

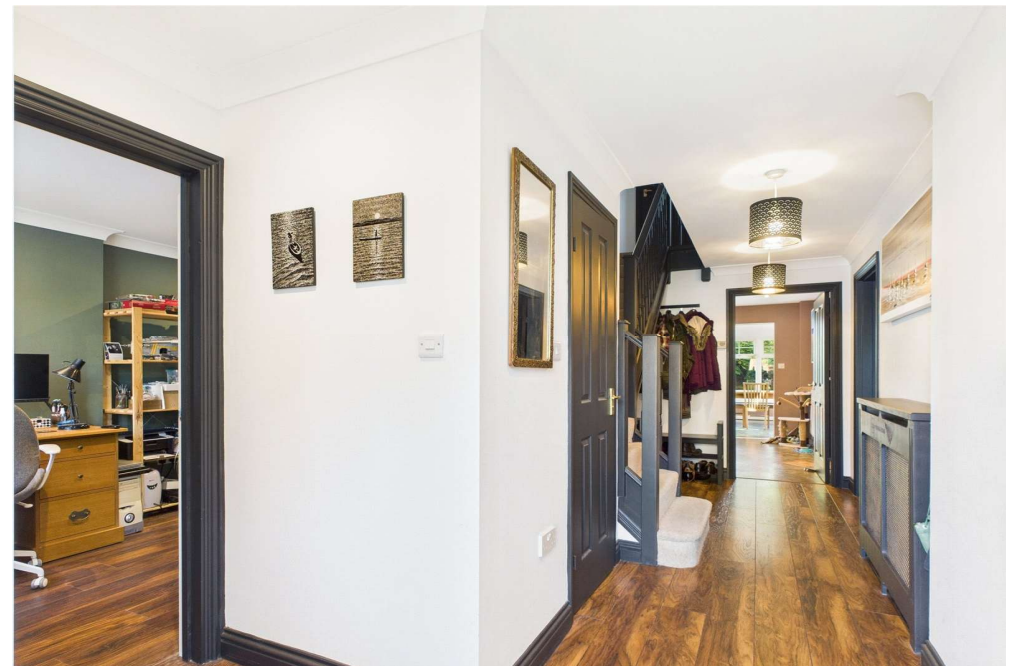
Council Tax Band - F

Council - Basingstoke & Deane

The above information may be subject to change during the transaction period.

- Stunning 4 Bedroom detached home
- Entrance hall
- Downstairs cloakroom
- Study
- Living room
- Kitchen/Breakfast room
- Sun room
- Family room
- Utility
- Bedroom 1 with Ensuite
- 3 Further double bedrooms
- Family bathroom
- Garage
- Garden







Floor 0

Approximate total area⁽¹⁾

1820 ft²

Reduced headroom

8 ft²



Floor 1

(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.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(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.

Anti-Money Laundering Statement: We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £80 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.