

**SANSOME  
&GEORGE**

[sansomeandgeorge.co.uk](http://sansomeandgeorge.co.uk)



**19 Droxford Crescent, Tadley, Hampshire, RG26 3BA**

**OIRO £525,000    Freehold**



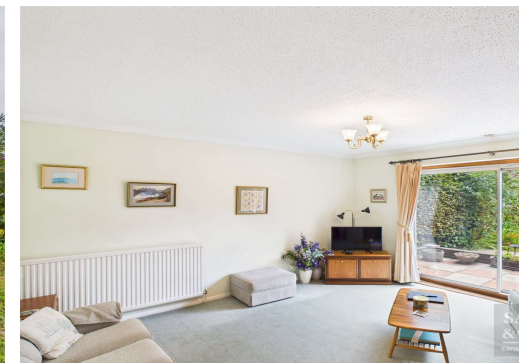
**SANSOME & GEORGE - 360 VIRTUAL TOUR** - Step inside this charming and inviting detached house, boasting a generous 1,430 sq ft of living space. With 3 bedrooms and 3 reception rooms, this property offers ample space for a growing family or those who love to entertain. The spacious garden provides a tranquil retreat, perfect for relaxing or hosting al fresco gatherings. Need parking space? No problem! Benefit from off-street parking and a convenient garage for your vehicles or storage needs.

Whether you're looking to unwind in the cozy living room, whip up a feast in the kitchen, or enjoy a peaceful night's sleep in one of the well-appointed bedrooms, this property has it all. Don't miss the opportunity to make this house your home sweet home. Book a viewing today and start envisioning your future in this delightful property.

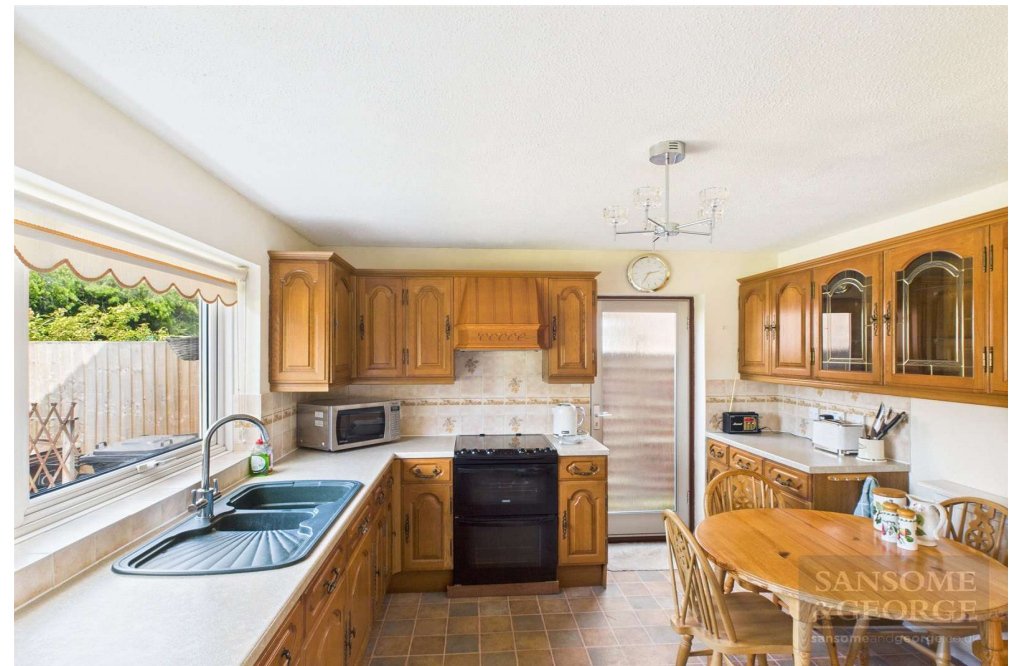
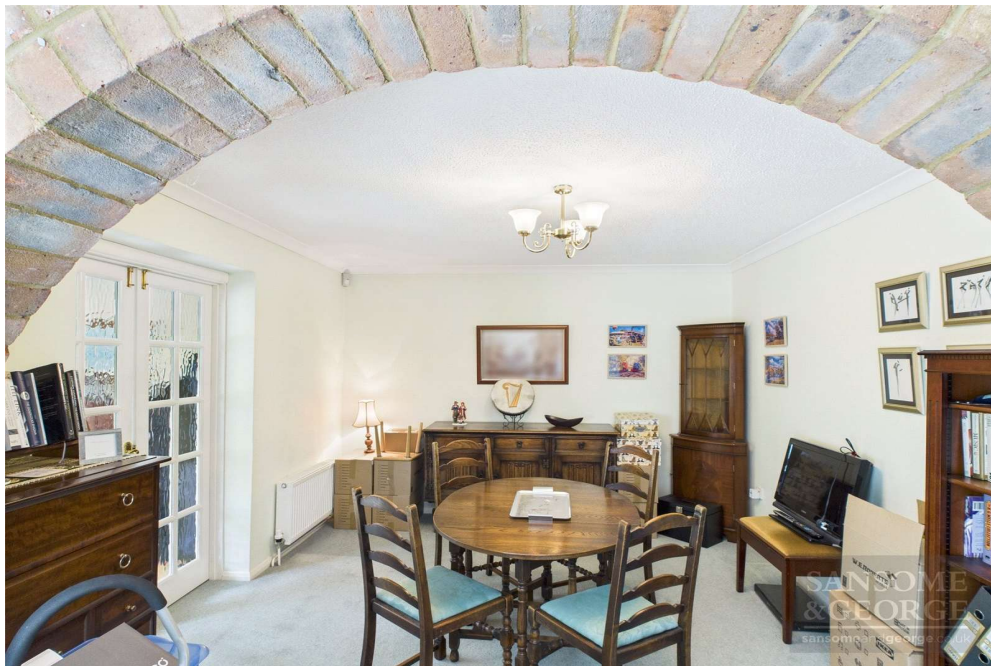
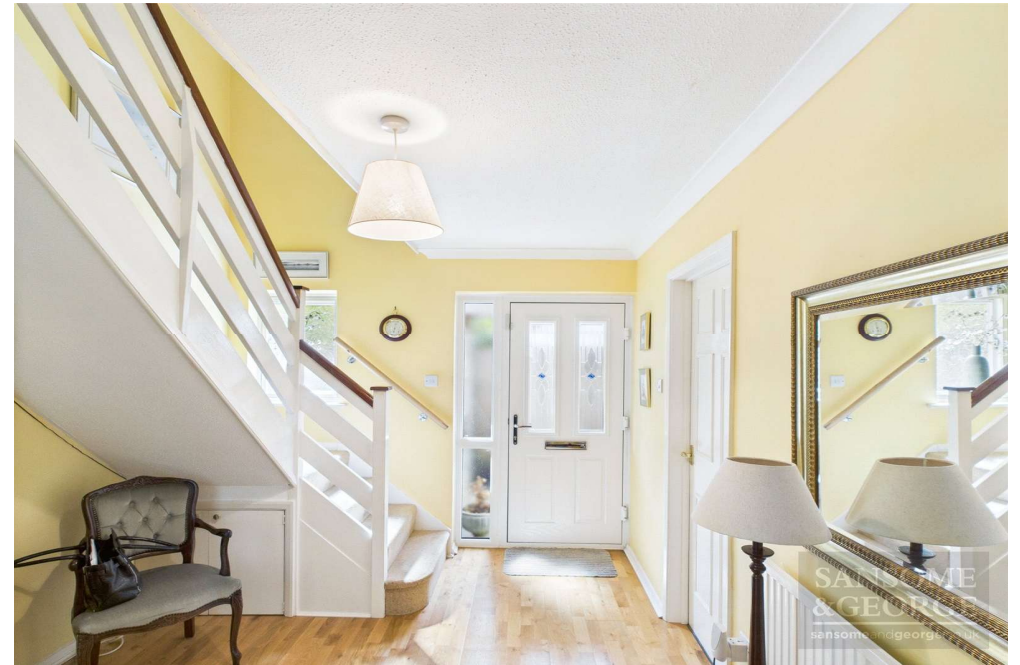
EPC EER - C  
Council Tax Band - E  
Council - Basingstoke & Deane

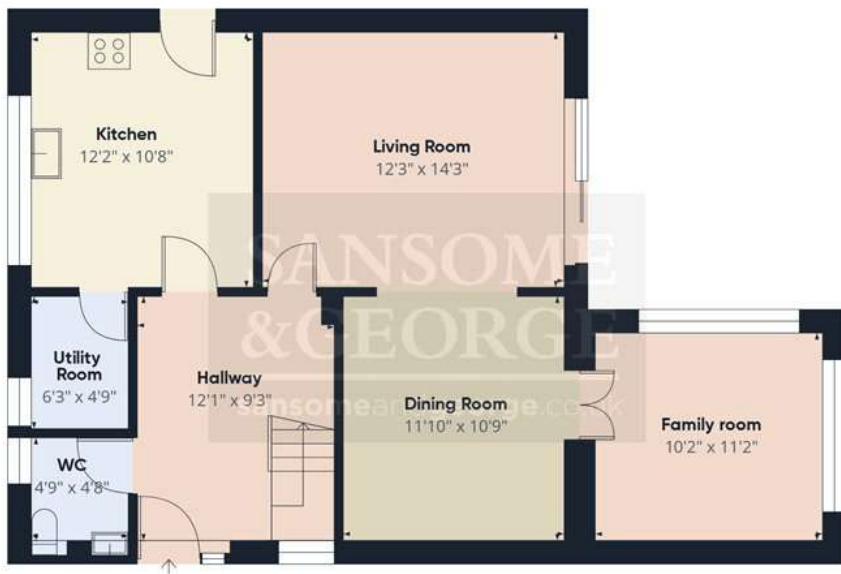
The above information may be subject to change during the transaction period.

- 3 Bedroom Detached home
- Downstairs W.C
- 3 Reception rooms
- Kitchen
- Utility room
- Bedroom 1 with En-suite
- 2 further Bedrooms
- Garden
- Garage









**Floor 0** Building 1



**Floor 1** Building 1



**Floor 0** Building 2

**Approximate total area<sup>(1)</sup>**

1430 ft<sup>2</sup>

**Reduced headroom**

20 ft<sup>2</sup>

(1) Excluding balconies and terraces

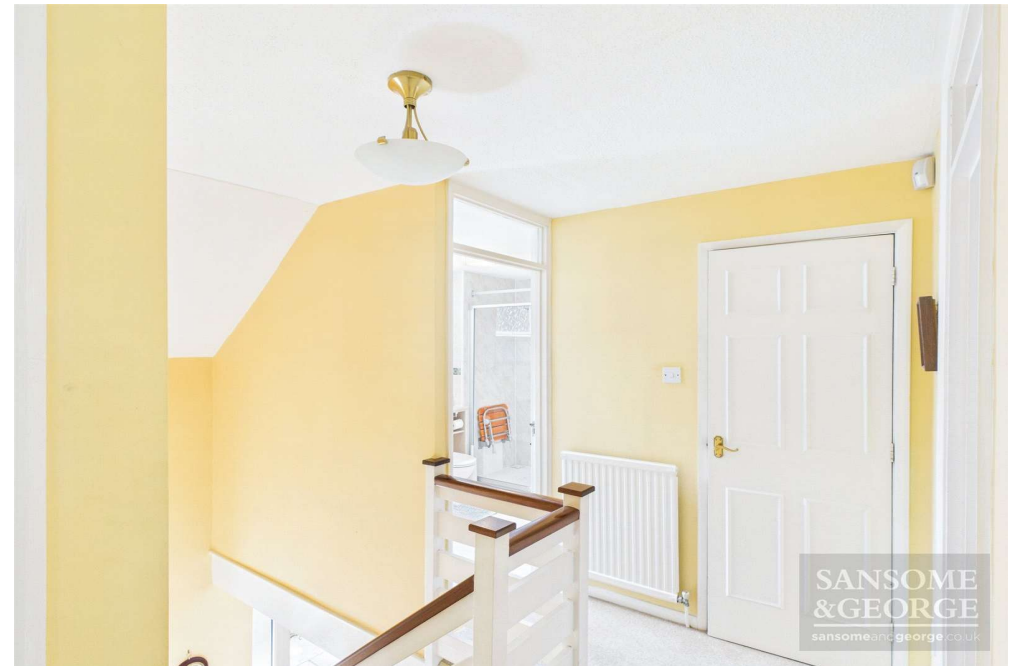
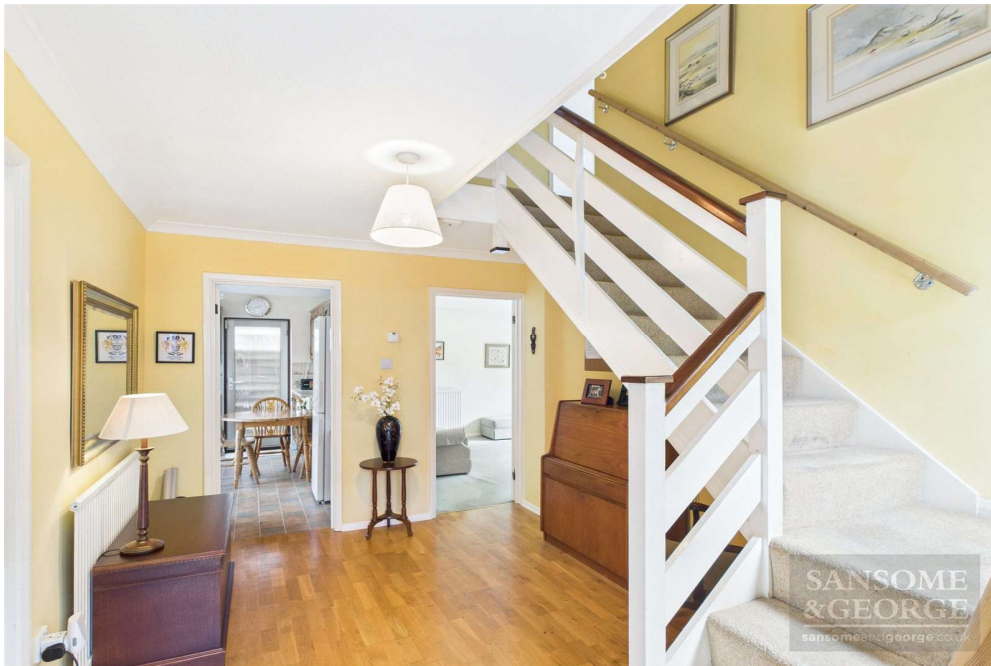
Reduced headroom

..... Below 5 ft

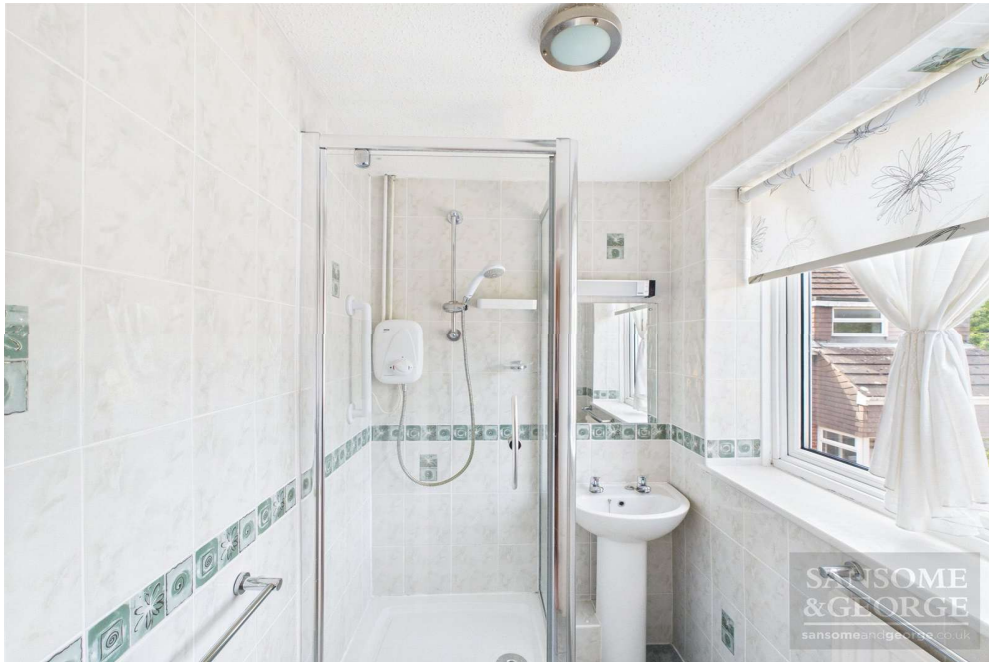
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**









Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	69 C	79 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Sansome and George - Tadley

1 The Parade  
Franklin Avenue  
Tadley  
Hants  
RG26 4ET

**T:** 0118 981 0022

**E:** [tadley@sansomeandgeorge.co.uk](mailto:tadley@sansomeandgeorge.co.uk)

**[www.sansomeandgeorge.co.uk](http://www.sansomeandgeorge.co.uk)**

Sansome & George is a trading name of Sansome & George Hampshire Ltd.  
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.

**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.