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**2 Yew Tree Close, Bramley, Tadley, Hampshire, RG26 5UQ**

**Offers in excess of £550,000  
Freehold**

## 2 Yew Tree Close, Bramley, Tadley, Hampshire, RG26 5UQ

SANSOME & GEORGE - \*\* Virtual tour available \*\*

Modern Detached House in a charming village setting. This spacious property boasts 4 bedrooms, 3 reception rooms, 1 bathroom and 2 en-suites offering a perfect blend of comfort and style. The house exudes a homely and inviting atmosphere, making it an ideal family home.

With a well-maintained garden, off-street parking, and a double garage, convenience and practicality are key features of this property. The interior is tastefully decorated with modern finishes, creating a welcoming living space for residents.

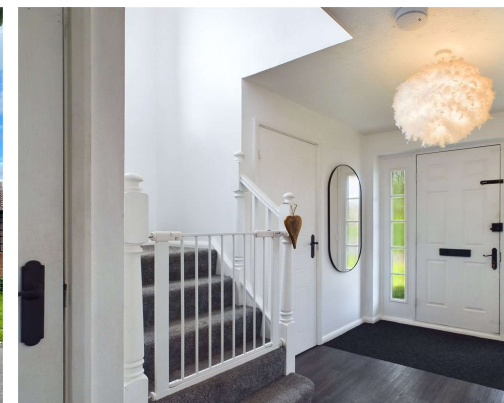
Located in a sought-after village, this property offers a peaceful and tranquil lifestyle while still being in close proximity to local amenities and transport links. Don't miss this opportunity to make this charming house your new home. Contact us for a viewing today.

EPC EER - C

Council Tax Band - E

Council - Basingstoke & Deane

- Extended 4 Bedroom Detached home
- Entrance Hall
- Cloakroom
- Kitchen / Breakfast room
- Living room
- Family Room
- 4 Bedrooms
- 2 En-suites
- Bathroom
- Double Garage
- Garden







Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

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

1863.86 ft<sup>2</sup>

Reduced headroom

57.11 ft<sup>2</sup>

(1) Excluding balconies and terraces

⚠ Reduced headroom (below 1.5m/4.92ft)

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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