

sansome
& george



21 Taylor Drive, Bramley

Guide Price £525,000

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Sansome & George - This beautifully presented three bedroom link detached home is situated in the highly desirable Bramley Village, offering a premium lifestyle in a sought-after location. Upon entering the property, you are welcomed by a spacious hallway leading to a convenient downstairs W.C, ideal for guests. The modern fitted kitchen provides ample storage and workspace, perfect for culinary enthusiasts. The living room flows seamlessly into the dining area, creating a versatile space for both relaxation and entertaining. A charming sunroom, accessed from the dining room, offers an abundance of natural light and creates a tranquil retreat. Upstairs, the principal bedroom features a stylish en-suite shower room, while two further well-proportioned bedrooms provide flexibility for family, guests, or a home office. The contemporary family bathroom is finished to a high standard, catering to the needs of a busy household. Additional benefits include a garage and driveway, ensuring ample parking and storage. This exceptional home combines comfort, practicality, and elegant design, making it an outstanding choice for those seeking a premium property in a vibrant village setting. Early viewing is highly recommended to appreciate the quality and spacious accommodation on offer. These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves. The title is currently under review for any potential covenants or restrictions and will be available upon request shortly.

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

Council Tax band: E

Tenure: Freehold







21 Taylor Drive

Bramley

- 3 Bedroom Link detached home
- Popular location in Bramley Village
- Hallway, downstairs W.C
- Fitted Kitchen
- Living room, dining room
- Sunroom with doors into Garden
- Bedroom 1 with En-suite
- 2 Further bedrooms
- Bathroom
- South facing Garden with a good deal of privacy
- Garage and driveway



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Floor 0

Approximate total area⁽¹⁾
1245 ft²



Floor 1

(1) Excluding balconies and terraces

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

GIRAFFE360







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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