

sansome
& george



18 Yew Tree Close, Bramley

£450,000

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18 Yew Tree Close

Bramley

Sansome & George - Situated in the sought-after Bramley Village, this three-bedroom detached home offers spacious and versatile accommodation ideal for families or professionals. Upon entering the property, you are welcomed by an inviting entrance hall with a convenient downstairs W.C (perfect for guests). The generous living room provides a comfortable space for relaxation, while the separate dining room is ideal for entertaining or family meals. The kitchen is thoughtfully designed, offering ample storage and workspace for culinary enthusiasts. Upstairs, the principal bedroom benefits from its own en-suite shower room, providing a private retreat. Two further well-proportioned bedrooms offer flexibility for family, guests, or a home office. The main bathroom serving the additional bedrooms. Additional features include a garage and a driveway, ensuring secure parking and storage. This property combines practicality with comfort, making it an excellent choice for those seeking a detached home in a popular village location with easy access to local amenities and transport links. Early viewing is highly recommended to appreciate the quality and space on offer.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







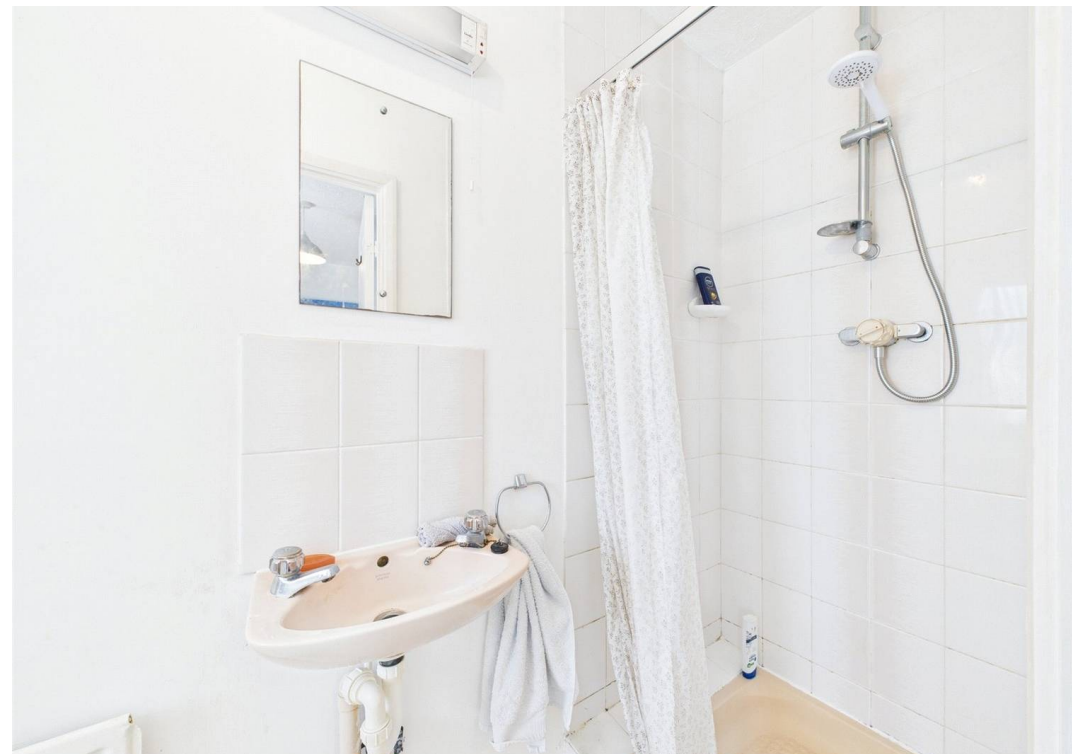
18 Yew Tree Close

Bramley

- 3 Bedroom Detached home in Bramley Village
- Entrance Hall with Downstairs W.C
- Living room
- Dining room
- Kitchen
- Bedroom 1 with En-suite
- 2 further bedrooms
- Bathroom
- Generous Garden
- Garage and Driveway



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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1037.99 ft²

(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 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





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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