



Because property is personal with...

**Droxford Crescent, Tadley**

**Belvoir**

Guide price £500,000



## Key Features

- Three bedroom detached house
- Single garage
- Large driveway
- Cul-de-sac location
- Presented in good order throughout
- Large garden
- EPC rating D
- Freehold





Situated within a quiet cul-de-sac in one of Tadley's established residential locations, this three-bedroom detached family home is offered to the market with no onward chain complications and presents an excellent opportunity for purchasers seeking a well-positioned home with generous outside space, driveway parking and a detached garage.

The accommodation is arranged over two floors and comprises an entrance hallway with stairs to the first-floor landing and a convenient ground floor cloakroom. The principal reception room is a spacious dual-aspect lounge/dining room, benefiting from excellent natural light and direct access to the rear garden, creating an ideal space for both everyday living and entertaining.

To the rear of the property is a modern re-fitted kitchen/breakfast room incorporating a range of contemporary units, work surfaces and integrated appliances. A separate utility room is positioned off the kitchen and provides additional storage, laundry facilities and external access to the garden.

The first floor offers three well-proportioned bedrooms together with a family bathroom serving the accommodation.

Externally, the property enjoys a generous plot with a substantial driveway providing off-road parking for multiple vehicles and leading to a detached single garage. The rear garden is a particular feature of the home, wrapping around the property to provide excellent outdoor space. Predominantly laid to lawn with established boundaries, the garden offers a high degree of privacy together with useful side access.



### **Location**

Droxford Crescent is a popular residential cul-de-sac situated within Tadley, offering convenient access to a wide range of local amenities including supermarkets, independent shops, cafes, public houses, healthcare facilities and highly regarded schools. Tadley is well positioned for commuters, providing access to Reading, Basingstoke and Newbury, whilst nearby transport links include the M4 and A34. The surrounding area also benefits from an abundance of countryside walks, nature reserves and recreational facilities, making it an attractive location for families and professionals alike.

This detached home combines a sought-after cul-de-sac position, generous outside space, modern kitchen facilities and no onward chain, making it a compelling opportunity within the local market.

Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

We can refer you onto Mortgage Advice Bureau for help with finance. We may receive a fee if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Rowberry Morris Solicitors or Juno. We may receive a fee of £250.00 if you use their services.

Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identity verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and regulatory standards.





Floor 0 Building 1



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# BELVOIR!

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

1233 ft<sup>2</sup>

Reduced headroom

18 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.

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# Belvoir