



Tomlins Close, Tadley



3



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Guide price £380,000

- Three bedroom semi detached house
- Large driveway
- Single garage
- Conservatory
- Side access
- Private garden
- Freehold
- EPC rating TBC

Because property is personal with...

Belvoir



Situated within the popular and established Tomlins Close in Tadley, this well presented three bedroom semi-detached home offers generous parking, a private rear garden and excellent family accommodation, together with the added benefit of a single garage positioned to the side of the property.

The property is approached via a substantial driveway providing independent parking for approximately three vehicles side-by-side, a particularly desirable feature for modern family living. Internally, the accommodation comprises an entrance hallway with stairs rising to the first floor and access through to the kitchen. Positioned to the front of the property is a comfortable lounge centred around a feature log burner, creating an attractive focal point to the room. Double doors lead through into the open-plan kitchen dining room, providing an excellent sociable space for both day-to-day living and entertaining.

To the rear of the property, a conservatory extends from the kitchen and enjoys pleasant views over the fully enclosed rear garden. The garden itself is mainly laid to lawn and offers a good degree of privacy together with excellent outdoor space for families and entertaining.



Upstairs, the property benefits from two generous double bedrooms, a further single bedroom, family bathroom and separate toilet. Further peace of mind is provided by the installation of a brand new boiler scheduled during May 2026.

Tomlins Close is a well regarded residential cul-de-sac within Tadley, popular with families due to its convenient access to local schools, shops and everyday amenities. Tadley offers a strong community feel together with excellent surrounding countryside, nearby common land and practical commuter access towards Basingstoke, Reading and the M4 corridor. The area continues to prove highly popular with buyers seeking a balance between village-style living and accessibility.

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 Juno or Rowberry Morris. 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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7'4" x 13'6"



9'1" x 16'3"

BELVOIR!

Property is personal

Approximate total area⁽¹⁾

1992 ft²

Reduced headroom

53 ft²

(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 Tadley

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