

THE LAURELS

Bramley



Chantryes
& Pewleys

ESTATE AGENTS



AT A GLANCE

End of chain

Semi-detached village home

Two bedrooms

Two separate reception rooms

Kitchen overlooking the garden

Ground-floor shower room & first-floor bathroom

Established rear garden

Detached garden outbuilding

Sought-after Bramley setting

Scope for updating and personalisation

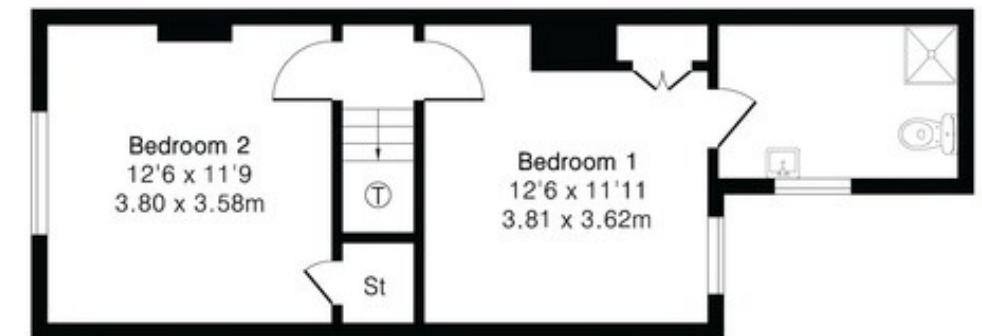
Tenure: Freehold. **Council Tax Band:** F. **EPC:** D

**Approximate Gross Internal Area 898 sq ft - 84 sq m
(Excluding Outbuilding)**

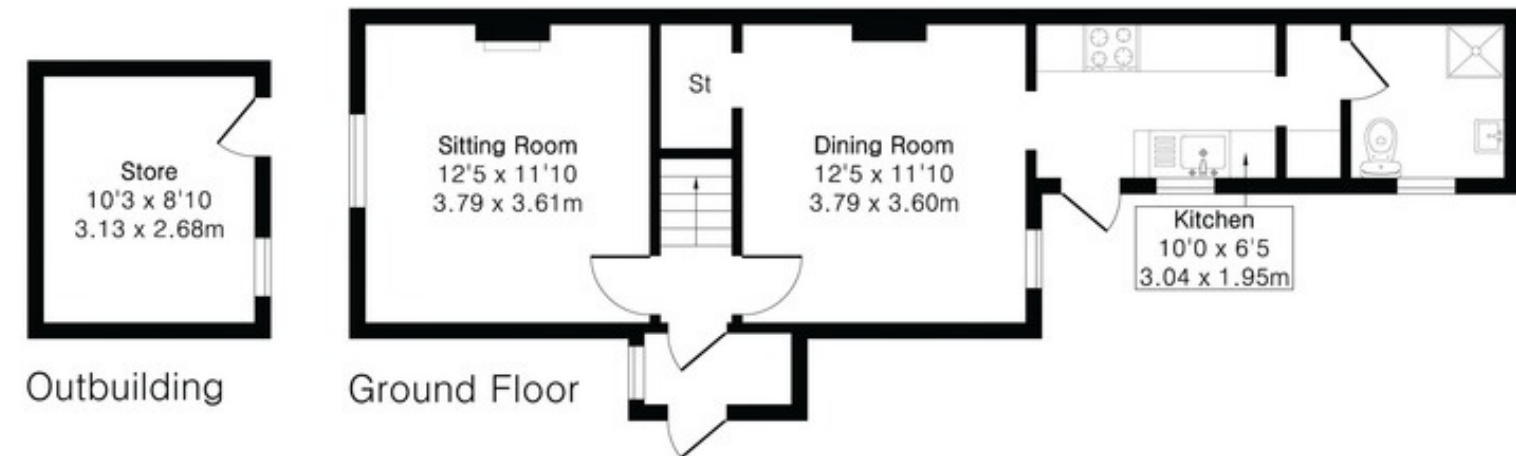
Ground Floor Area 490 sq ft – 46 sq m

First Floor Area 408 sq ft – 38 sq m

Outbuilding Area 90 sq ft – 8 sq m



First Floor



Outbuilding

Ground Floor

FROM THE AGENT

The traditional layout is one of the strengths here. There are two genuinely separate reception rooms rather than one space trying to do everything, with the kitchen positioned at the rear overlooking the garden.

Upstairs, there are two bedrooms and a bathroom, while the additional shower room downstairs adds another practical element. The garden deserves attention as well. It has mature planting, established boundaries and a detached outbuilding at the far end.

The house would now benefit from updating in places, but that gives the next owner the opportunity to decide how those spaces should look and work rather than paying for somebody else's choices

Toni

Toni Humphreys
Associate





This semi-detached home sits within the much sought-after village of Bramley, with a traditional brick exterior and a low boundary wall defining the front of the property.

The accommodation extends to approximately 840 sq ft internally, with a further detached outbuilding taking the overall floor area to approximately 898 sq ft.

The ground floor retains two separate reception rooms, giving each space a clear purpose. The sitting room sits towards the front of the house and is the larger of the two, with a wide window bringing natural light into the room. Its dimensions allow for a conventional seating arrangement without having to use the room as a thoroughfare.

The dining room is positioned behind it, closer to the kitchen. This creates a useful relationship between the two spaces while keeping cooking and dining distinct. A window looks towards the rear, and the room has enough space to work as an everyday dining area rather than simply an occasional room.

The kitchen runs along the rear of the house and is arranged in a galley-style layout, with fitted units and work surfaces to both sides. A broad window above the sink looks into the garden, while the arrangement keeps the working areas of the kitchen clearly defined. The current finish offers scope for updating, allowing a new owner to approach the room according to their own priorities and style.



FIRST FLOOR

There are two virtually identical sized double bedrooms on the first floor. One is positioned towards the front, overlooking the lane and greenery beyond. The second bedroom sits to the rear, overlooking the garden and benefits from a large en-suite shower room. There is ample space to add a bath, should one be needed.

The bathroom arrangement is particularly useful for a two-bedroomed house. There is the first-floor en-suite bathroom with a shower enclosure, basin and WC, supplemented by a further shower room with basin and WC on the ground floor.



THE GARDEN

The rear garden gives the property another dimension.

Immediately behind the house is a paved area, with the garden continuing through established beds, shrubs and mature planting. The existing landscaping creates several distinct areas rather than one uninterrupted space, while mature boundaries provide a well-established backdrop.

At the far end is a detached outbuilding of approximately 90 sq ft / 8 sq m. It currently provides useful ancillary space and adds further flexibility to the garden.



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