

sansome  
& george



18 Farriers Close, Bramley

£690,000

# 18 Farriers Close

## Bramley

Sansome & George - Nestled in the picturesque village of Bramley, this modern detached house offers a perfect blend of charm and contemporary living. Boasting four spacious bedrooms, this inviting property is ideal for families looking for a peaceful retreat.

The house features a beautifully landscaped garden, perfect for relaxing or entertaining guests. With off-street parking available, convenience is key in this well-appointed home.

Internally, the property exudes modern elegance with its impressive open plan Kitchen / Breakfast room leading through to Conservatory. More space is provided with Utility room, cloakroom, living room and the garage which is currently converted to an office. On the first floor you will find a spacious landing area with Bedroom 1 and Ensuite, 3 further bedrooms and bathroom.

Located in a sought-after area, this property offers a wonderful opportunity to enjoy village life while still being within easy reach of local amenities and transport links.

Don't miss the chance to make this charming and modern house your new home. Contact us today to arrange a viewing.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:







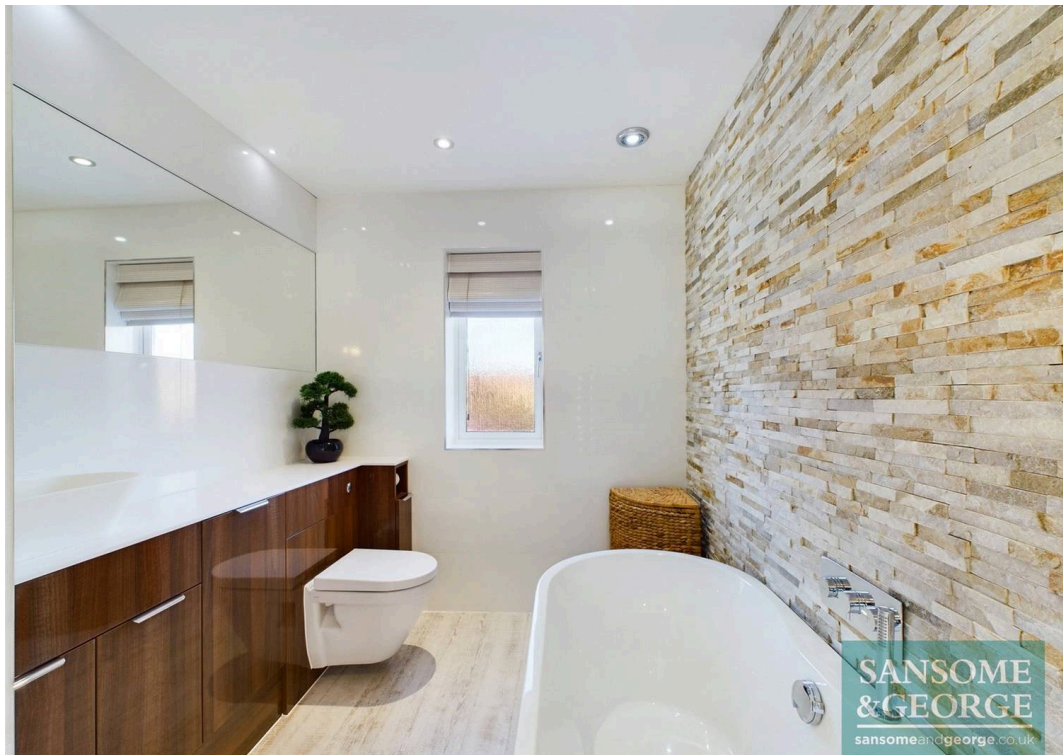
## 18 Farriers Close

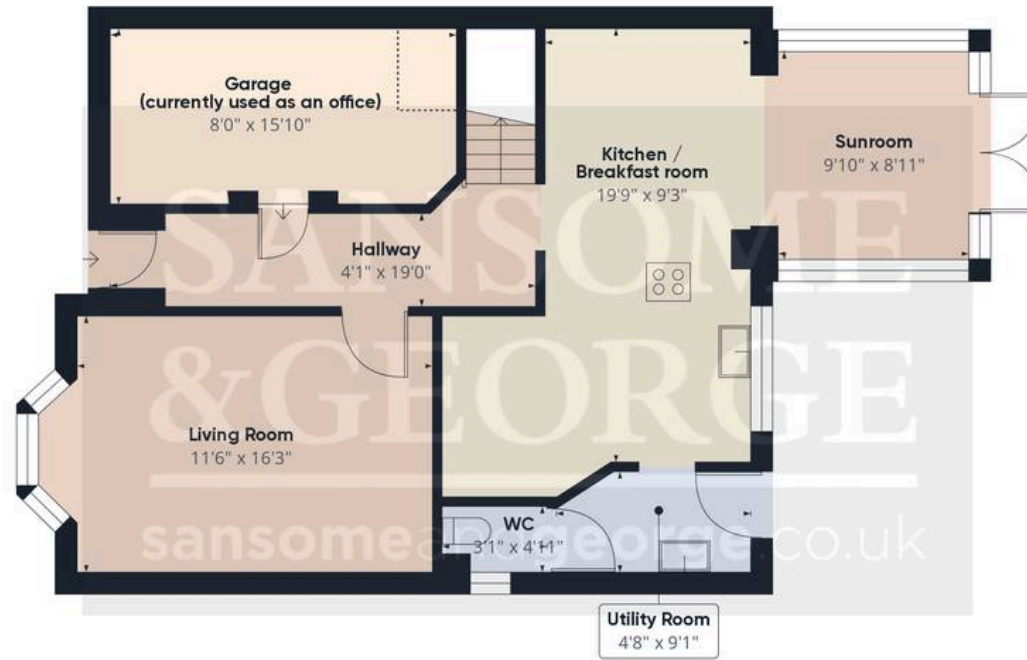
Bramley

- 4 Bedroom Detached home
- Popular location
- Hall, living room
- Fitted Kitchen / Breakfast room
- Conservatory
- Utility room, cloakroom
- Bedroom 1 with en-suite
- 3 further bedrooms
- Bathroom
- Generous garden
- Garage (currently converted into a Study) & Driveway



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Floor 0



Floor 1

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

1458.18 ft<sup>2</sup>

Reduced headroom

9.54 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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 are based on RICS IPMS 3C standard.

GIRAFFE360





## Sansome & George Bramley Office

Station House, Sherfield Road, Bramley, RG26 5AG

01256 882979 • • [www.sansomeandgeorge.co.uk/](http://www.sansomeandgeorge.co.uk/)

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