



Coopers Lane, Bramley, Tadley, RG26 5DA
Guide Price: £625,000



CHEQUERS
Independent Estate Agents



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NO ONWARD CHAIN - CHEQUERS are pleased to offer this extended detached bungalow set in the popular village of Bramley, within walking distance of the main line railway station. The property has been extended over the years to offer flexible accommodation including lounge, separate dining room, kitchen leading to breakfast lounge, utility room, master bedroom with wet room, two further bedrooms, family bathroom and cloakroom. The property boasts a generously sized plot with a private garden to the rear, garage and ample parking to the front. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

Airing cupboard, dado rail, storage cupboard, radiator, skylights.

LOUNGE:

18'5" max x 11'6" (5.61m max x 3.51m)

Front aspect, double glazed bay window, feature fireplace with coal effect fire, radiators.

DINING ROOM:

11'11" x 11'5" max (3.63m x 3.48m max)

Side aspect, double glazed window, dado rail, radiator, potential bedroom 4 if required.

KITCHEN:

11'7" x 8'2" (3.53m x 2.49m)

Side aspect, double glazed window, comprising range of eye and base level units, roll edged work surfaces, single drainer sink unit with mixer tap, fitted hob with extractor over, fitted oven with cupboards above and below, integrated dishwasher, fridge and freezer, tiled surrounds, step down to -

BREAKFAST ROOM:

12'7" x 10'6" (3.84m x 3.20m)

Rear aspect, sliding patio doors to garden, radiator, built-in unit with cupboards, door to -

UTILITY ROOM:

7" x 6'10" (2.13m x 2.08m)

Door to courtyard, roll edged work surfaces, single drainer sink unit with mixer tap, cupboards and shelving, appliance space, door to -

CLOAKROOM:

Rear aspect, double glazed window, low level w.c., wash hand basin, radiator.

MASTER BEDROOM:

18'7" max x 11'6" max (5.66m max x 3.51m max)

Front aspect, double glazed window, radiator, wardrobe and dressing table, arch to -

WET ROOM:

7'11" x 4' (2.41m x 1.22m)

Side aspect, double glazed window, shower unit, low level w.c., wash hand basin, heated towel rail.

BEDROOM TWO:

15'1" x 11'6" (4.60m x 3.51m)

Rear aspect, double glazed window, fitted wardrobes, bed recess with cupboards over and bed side cupboards, radiator.

BEDROOM THREE:

11'6" x 7'5" (3.51m x 2.26m)

Side aspect, double glazed window, radiator.

BATHROOM:

9'7" x 6'9" (2.92m x 2.06m)

Side aspect, double glazed window, 'P' shaped bath with shower over, vanity unit with inset wash hand basin, low level w.c., feature corner vanity unit, heated towel rail, tiled surrounds.

GARDENS:

To the front of the property is a lawned garden, driveway to the garage, shrub borders, side gate to rear. To the rear of the property is a feature patio leading to lawned area, green house, garden sheds, mature hedging and shrubs, enclosed by fencing.

GARAGE:

20'5" max x 10'9" max (6.22m max x 3.28m max)

Feature split door, light and power, door to courtyard.

COUNCIL TAX :

Band E

AGENTS NOTE:

Where a property has been extended or altered, purchasers should clarify the planning and building regulations via their solicitors or Basingstoke & Deane Borough Council before incurring costs as paperwork is not always available to the agent.

MONEY LAUNDERING REGULATIONS:

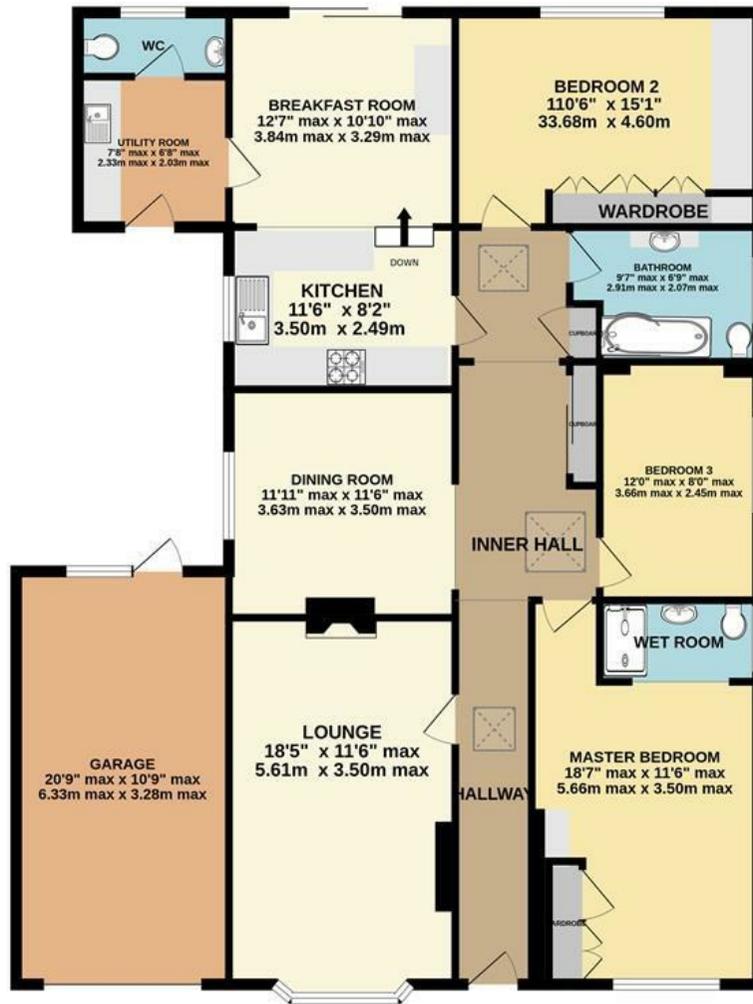
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
1605 sq.ft. (149.1 sq.m.) approx.



3 BEDROOM DETACHED

TOTAL FLOOR AREA: 1605 sq.ft. (149.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, room sizes and other features are approximate and should not be relied upon for any purpose without the consent of the prospective purchaser. The floorplan is provided for information only and should not be used as a basis for any legal proceedings.



Energy Efficiency Rating	
Current	Potential
88	93

They are energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
D	C

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

