



Bramley Road, Pamber End, Tadley, RG26 5QP
Guide Price £635,000



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CHEQUERS are pleased to market this spacious four bedroom link-detached home set in a non-estate location in Pamber End with generously sized front and rear gardens. The accommodation includes 16'7" max reception hall, 24' kitchen/breakfast room, Edwardian style conservatory, lounge, 18' dining room, galleried landing serving four double bedrooms and a bathroom with separate w.c. There is a block paved driveway providing ample parking leading to the garage. The garden to the rear is well stocked and enjoys a private aspect. The property is within the catchment of the popular Priory Primary School.

ENTRANCE PORCH:

8'3" x 7' (2.51m x 2.13m)

Part glazed front door, radiator, fitted cloaks cupboard, door to -

RECEPTION HALL:

16'7" x 10'2" max (5.05m x 3.10m max)

Stairs to first floor, access to -

DINING ROOM:

18'7" x 8'6" (5.66m x 2.59m)

Double aspect, double glazed windows to front and rear, two radiators.

LOUNGE:

16'9" x 13' (5.11m x 3.96m)

Front aspect, double glazed window, feature brick fireplace, radiator.

KITCHEN/BREAKFAST ROOM:

24'6" x 9'2" (7.47m x 2.79m)

Rear aspect, double glazed window, range of eye and base level units, roll edge work surfaces, inset 1.5 bowl sink unit with mixer tap, electric cooker point, appliance space, open plan to breakfast area with radiators, door to utility, double glazed patio doors to conservatory.

CONSERVATORY:

11'1" x 9' (3.38m x 2.74m)

Double glazed Edwardian style conservatory, light and power, door to garden.

UTILITY ROOM:

7'8" x 6'2" (2.34m x 1.88m)

Side aspect, double glazed window, base level unit with inset sink, appliance space, larder cupboard, boiler cupboard housing new oil fired boiler, door to side, door to -

CLOAKROOM:

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

STAIRCASE GIVES ACCESS TO GALLERIED LANDING:

14'9" max x 10'2" (4.50m max x 3.10m)

Front aspect, double glazed window, airing cupboard.

BEDROOM ONE:

16'9" x 13' max (5.11m x 3.96m max)

Front aspect, double glazed window, radiator, built-in double wardrobe.

BEDROOM TWO:

18'8" x 10'11" (5.69m x 3.33m)

Double aspect, double glazed windows to front and rear. two radiators.

BEDROOM THREE:

11'1" x 9'3" (3.38m x 2.82m)

Rear aspect, double glazed window, radiator.

BEDROOM FOUR:

11' x 9'3" (3.35m x 2.82m)

Rear aspect, double glazed window, radiator.

BATHROOM:

Side aspect, double glazed window, coloured suite comprising panel enclosed bath with mixer tap and shower attachment, vanity unit with inset wash hand basin, shaver point.

SEPARATE W.C:

Side aspect, double glazed window, coloured low level w.c., vanity unit with inset wash hand basin and cupboard over, radiator.

GARAGE:

19'7" x 8' (5.97m x 2.44m)

Up and over door, light and power, work bench, double glazed window and door to rear garden.

GARDENS:

The front of the property is approached via a 5 bar gate, block paved parking for several cars leading to garage, lawned area with mature trees and borders. To the rear of the property is a generously sized garden enjoying a private aspect, patio leading to lawned area with mature flower and shrub beds, outside light and tap, enclosed by panelled fencing with side gate, potting shed with light and power, two further sheds.

COUNCIL TAX:

Band F

MONEY LAUNDERING REGULATIONS:

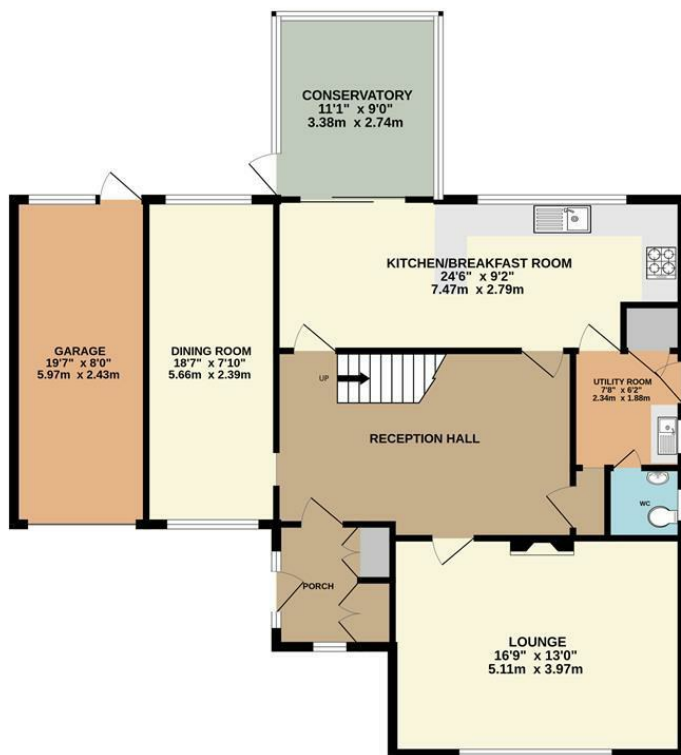
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

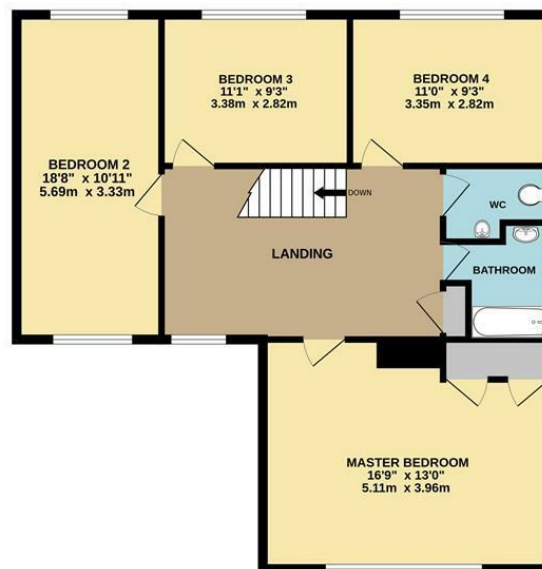
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR
1189 sq.ft. (110.5 sq.m.) approx.



1ST FLOOR
869 sq.ft. (80.8 sq.m.) approx.



4 BEDROOM LINK DETACHED

TOTAL FLOOR AREA : 2058 sq.ft. (191.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
A (92-100)	
B (81-91)	
C (69-80)	
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