



13 BURLINGTON WAY
Bramley, RG26 5GG

RANDALLS
RESIDENTIAL

13 BURLINGTON WAY, BRAMLEY, RG26 5GG

- Basingstoke 6 miles
- Reading 11 miles
- M3 (j 6) 7 miles
- London Waterloo from Basingstoke
from 45 minutes

Reception hall • sitting room • study/family room
• kitchen/breakfast room • cloakroom • master bedroom
with en-suite shower room • three further bedrooms
• family bathroom • garden • garage • EPC Band B

SITUATION

St James Park is a popular residential development located on the edge of this popular Hampshire village located some 6 miles to the north of Basingstoke, Bramley has a primary school, a shop, a bakery a public house and a branch line railway station. There is good access to the A33 which provides easy access to the M3 and M4 at Basingstoke and Reading respectively, and both these larger towns offer a comprehensive range of leisure, educational and recreational facilities, Basingstoke has a station for Waterloo and Reading a station for Paddington.

THE PROPERTY

13 Burlington Road is an attractive and well-designed family home built by Charles Church to their popular Mayfair design. It enjoys a corner position, is offered in excellent order and has well-proportioned family accommodation over two floors with an adjoining garage extending to about 1587 sq.ft. it total.

On the ground floor, the front door opens to the reception hall from which the staircase rises to the first floor, with cloakroom off. The sitting room has a box bay window overlooking the front and a gas fire. The study/family room also overlooks the front. The kitchen/dining room has two sets of French doors opening to the rear garden. This is fully fitted and has additional cupboards and display shelving at one end.

**A FOUR BEDROOM DETACHED FAMILY HOME, IN EXCELLENT ORDER,
STANDING ON A CORNER PLOT ON THE EDGE OF THIS POPULAR VILLAGE.**





On the first floor, the master bedroom has an en-suite shower room. There are three further bedrooms and the family bathroom.

For further details, please refer to the floorplan.

OUTSIDE

To the front there is a block paved driveway providing parking for two cars in front of the garage. To one side, the garden has been landscaped with slate and a laurel hedge.

To the rear, the garden is level and fully enclosed by a combination of panel fencing and a brick wall, with a gate to one side. Laid primarily to lawn, there is an area of decking next to the house, accessed from the French doors and a further paved terrace, a garden shed and some shrub borders.

ADDITIONAL INFORMATION

Services: All mains services are connected.

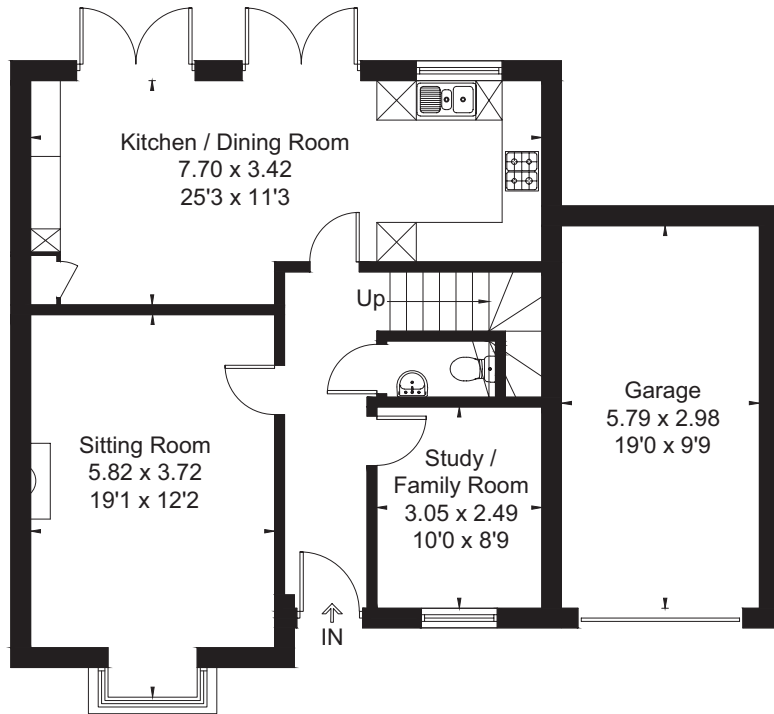
Local authority: Basingstoke and Deane

Viewing: Strictly by prior appointment through Randalls Residential on 01256 345635

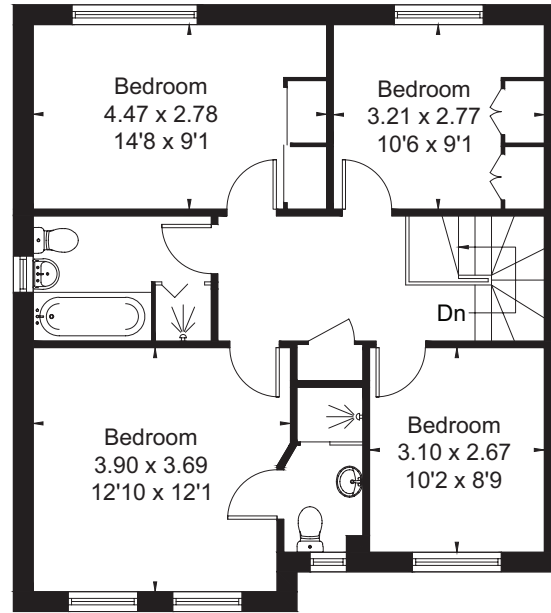
Post Code: RG26 5GG



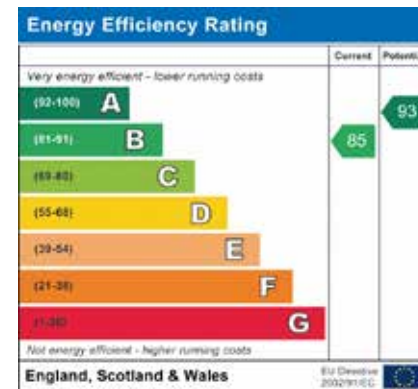
Approximate Floor Area = 130.3 sq m / 1402 sq ft
 Garage = 17.2 sq m / 185 sq ft
 Total = 147.5 sq m / 1587 sq ft
 Including Limited Use Area (0.2 sq m / 2 sq ft)



Ground Floor



First Floor



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IMPORTANT INFORMATION

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