



Byways | Yateley | Hampshire | GU46 6NE

Asking Price £485,000 Freehold

Waterfords
Residential Sales & Lettings

Byways | Yateley
Hampshire | GU46 6NE
Asking Price £485,000

A four bedroom semi-detached home located in a popular residential area boasting a refitted kitchen and bathroom with a garden backing onto playing fields.

- Four Bedrooms
- Refitted Bathroom
- Long Driveway and Garage
- Refitted Kitchen/Diner
- Popular Residential Location
- No Onward Chain

Location

Located in a popular residential location and within walking distance of Yateley Comprehensive School and Westfields Infant and Junior Schools. The property is conveniently located to reach the M3 motorway offering access to London and beyond.



No Onward
Chain



Outside

Externally this property offers gardens to both front and rear. The low maintenance front garden offers driveway parking with a large shingled area to the side. Side access leads to the mature rear garden which is mainly laid to lawn with patio areas and mature borders, overlooking school playing fields.

Description

AVAILABLE TO VIEW. Situated in a popular residential location is this four bedroom semi-detached family home offering generous size family accommodation throughout. The ground floor includes a downstairs cloakroom, a bright and airy living room which leads onto a refitted kitchen/diner that overlooks the rear garden. To the first floor there are four bedrooms and a refitted family bathroom.

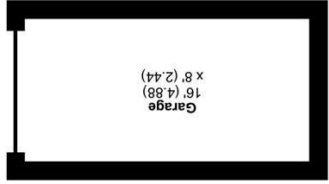
To the front of the property there is a large driveway leading to the garage and gated side access.

The rear garden backs onto the school playing fields and has a patio area leading to a lawned area.

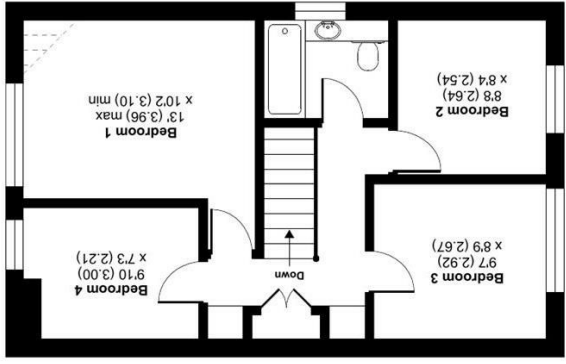
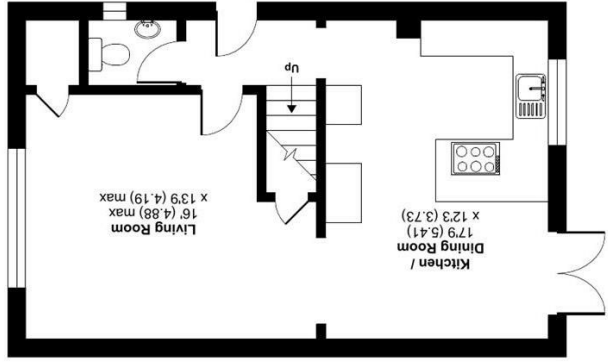
Byways, Yateley, Hampshire, GU46

Approximate Area = 1041 sq ft / 96.7 sq m
 Limited Use Area(s) = 5 sq ft / 0.5 sq m
 Garage = 128 sq ft / 11.9 sq m
 Total = 1174 sq ft / 109.1 sq m

For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR

GROUND FLOOR

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © mdtocom 2024.
 Produced for Waterfords. REF: 1104871
Waterfords Residential Sales & Lettings

35 Plough Road
 Yateley
 Hampshire
 GU46 7UW
 01252 870222
 yateley@waterfords.co.uk

Energy Efficiency Rating	
Current	83
Potential	64
Very energy efficient - lower running costs A (92 points)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC England & Wales	

