

Holbeche Close, Yateley, Hampshire, GU46 6FH





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Holbeche Close, Yateley, Hampshire, GU46 6FH

Description: Positioned in a quiet cul-de-sac within walking distance to Waitrose, this four-bedroom detached home boasts two reception rooms, master to en-suite and no onward chain.

Outside: The rear garden is mainly laid to lawn with well-established flower, shrub beds and mature trees throughout. The garden offers a high degree of privacy and benefits from a substantial patio seating area ideal for al fresco dining.

The front of the property offers driveway parking with access to the single garage.

Location: Positioned towards the end of a quiet cul-de-sac, this detached family home is within walking distance of Waitrose, Monteagle Surgery and Boots pharmacy.

There are also excellent commuter links into London, Heathrow and the south via the M3 nearby. Crowthorne station affords direct links into Reading (taking 15 minutes) and Gatwick Airport.

Features

- Four Bedroom Detached
- Two Reception Rooms
- En-Suite to Master
- Garage and Driveway
- Walking Distance to Waitrose
- No Onward Chain

Asking Price: £630,000 Freehold



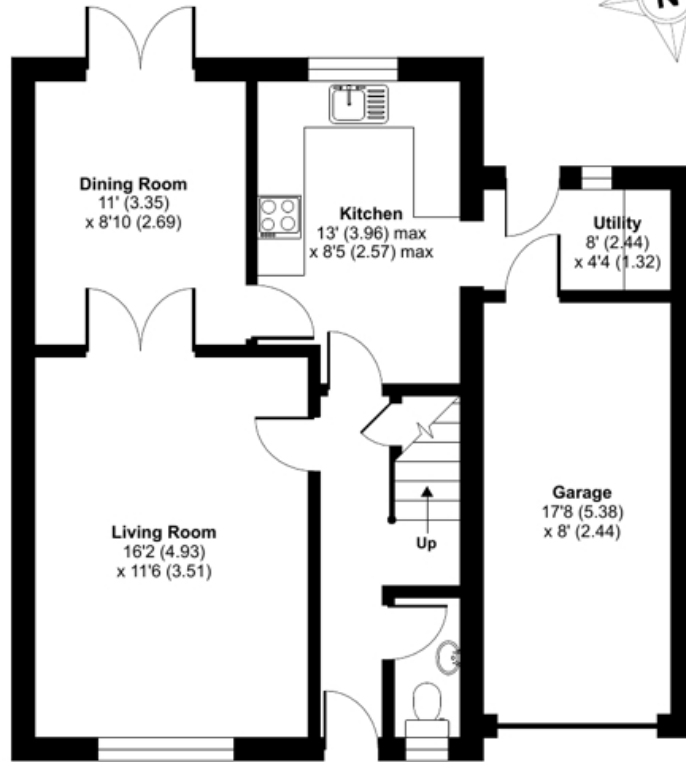
Holbeche Close, Yateley, Hampshire, GU46

Approximate Area = 1061 sq ft / 98.5 sq m

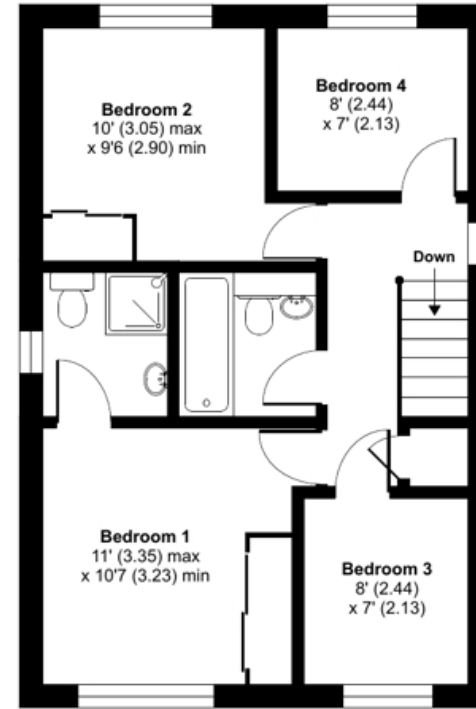
Garage = 141 sq ft / 13.1 sq m

Total = 1202 sq ft / 111.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Waterfords. REF: 1107106



Property Misdescription Act

Waterfords Estate Agents have not tested any heating system of appliances and cannot give any warranties as to their working order. Waterfords Estate Agents for themselves and for the vendors of this property whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Waterfords Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property. These details have been prepared in accordance with the Property Misdescription Act.

Leasehold Information

Where a property is subject to a lease full details of this must be obtained through your legal representative as Waterfords has not undertaken any investigation as to the suitability of the title.

