



Holbeche Close | Yateley | Hampshire | GU46 6FH

Asking Price £630,000 Freehold

Waterfords W
Residential Sales & Lettings

Holbeche Close | Yateley
Hampshire | GU46 6FH
Asking Price £630,000

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.

- 4 bedroom detached house
- Kitchen, dining room, living room and utility room
- In good condition throughout
- Family bathroom, ensuite and cloakroom
- Garage and driveway parking
- Sought after location

Location

Positioned towards the end of a quiet cul-de-sac, this detached family home is within walking distance of Waitrose, Monteagle Surgery, Boots pharmacy whilst being conveniently positioned for Westfield and Yateley schools.

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.





Description

Situated within a cul-de-sac location on the sought-after Monteagle Park development, this four-bedroom detached home is offered for sale with no onward chain. Benefits to this property include garage with driveway parking, enclosed, private rear garden, two reception rooms and scope to extend subject to planning permission.

Ground Floor

Accommodation comprises of entrance hall which leads to a light and airy living room with feature gas fuel fireplace. From the living room you lead into the dining room, which enjoys access and views over the rear garden. The fitted kitchen offers a range of units and integrated appliances with dual oven and hob. Next to the kitchen the utility room can be found with direct access to the side of the property and garage. The downstairs accommodation is finished with a downstairs cloakroom.

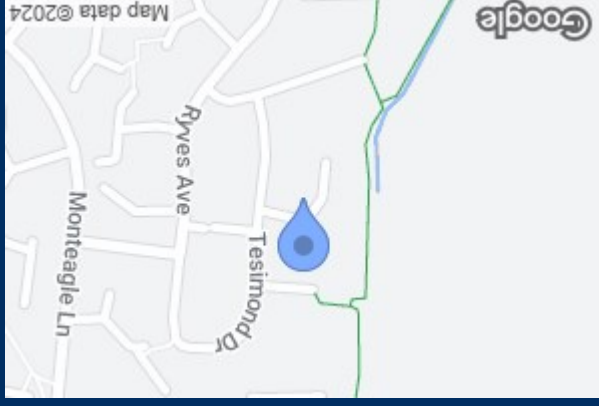
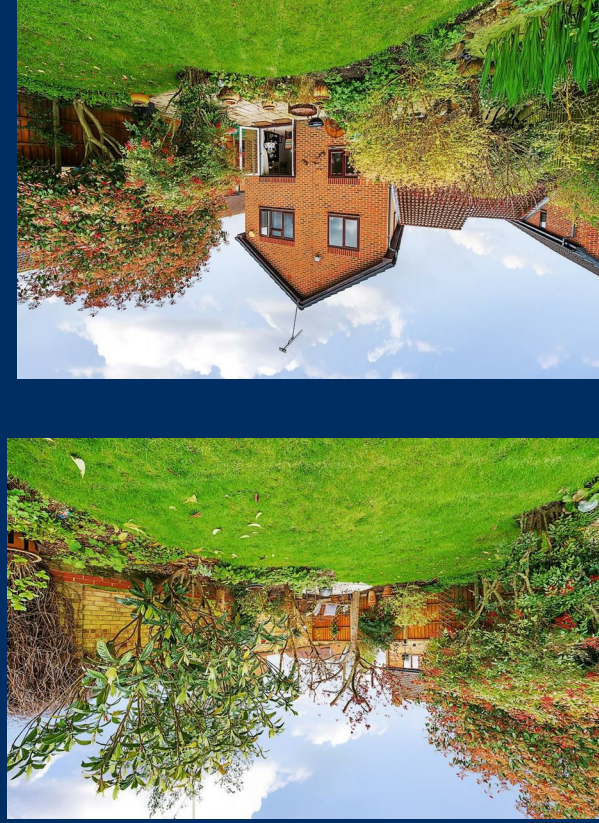
First Floor

The first floor offers four bedrooms with the master bedroom boasting an ensuite shower room and built-in wardrobe space. The well-appointed family bathroom finishes the accommodation on the first floor.

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.

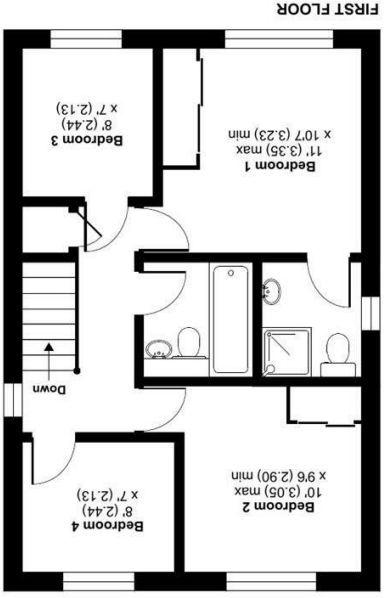
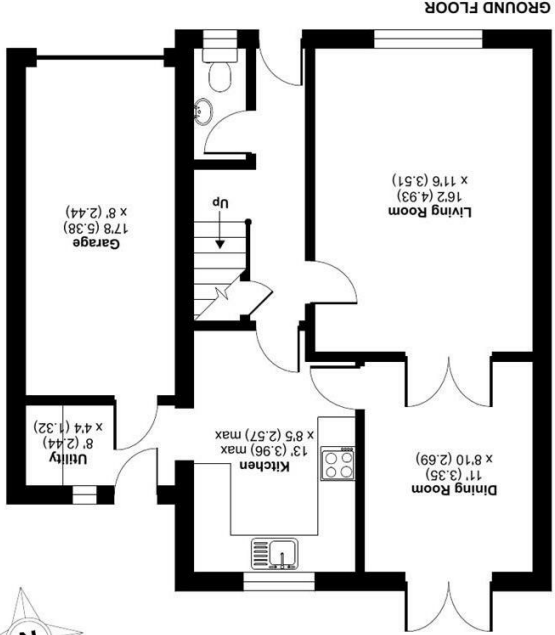


Energy Efficiency Rating	
Current	Potential
84	58
Very energy efficient - lower running costs A (92 points)	
Energy efficient B (81-91)	
Decent energy efficiency C (69-80)	
Fair energy efficiency D (55-68)	
Poor energy efficiency E (39-54)	
Fairly poor energy efficiency F (21-38)	
Very poor energy efficiency - higher running costs G (1-20)	

EU Directive 2002/91/EC
England & Wales



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



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

Holbeche Close, Yateley, Hampshire, GU46

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