



The Grayling

Handford Lane | Yateley | Hampshire | GU46 6BP

Asking Price £625,000 Freehold

Waterford's W
Residential Sales & Lettings

The Grayling

Handford Lane | Yateley

Hampshire | GU46 6BP

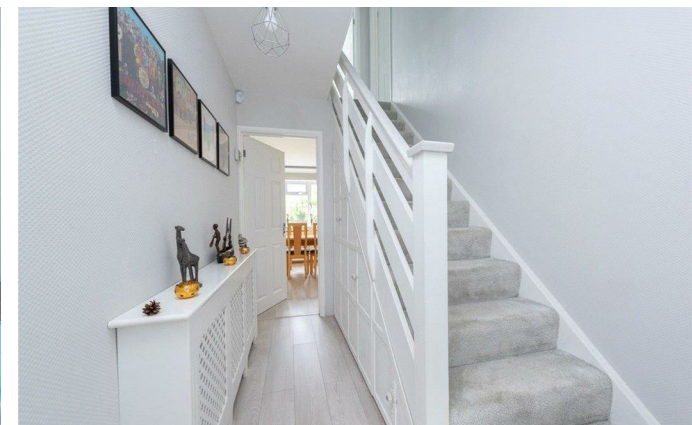
Asking Price £625,000

Offered for sale with no onward chain, this detached family home is positioned in a non estate location and boasts a stunning vaulted kitchen/breakfast room.

- Four Bedroom Detached Home
- Non Estate Location
- Garage and Driveway
- Open Plan Kitchen/Diner
- Private Rear Garden
- No Onward Chain

Location

This property is set within walking distance of local schools, shops, common land and other amenities and within easy reach of the M3/M4 motorway links as well as bus service routes into local towns and villages. A highly regarded area which is ideal for a family.



Non Estate with
No Onward
Chain



Outside

Externally this property offers gardens to both front and rear. The front offers ample driveway parking leading to the garage, as well as a lawned area with mature borders. Side access leads to the mature rear garden which offers a high degree of privacy.

Description

AVAILABLE TO VIEW. A well-presented four bedroom detached family home located in a desirable non estate location, within easy reach of all amenities including the village centre and sought after schools.

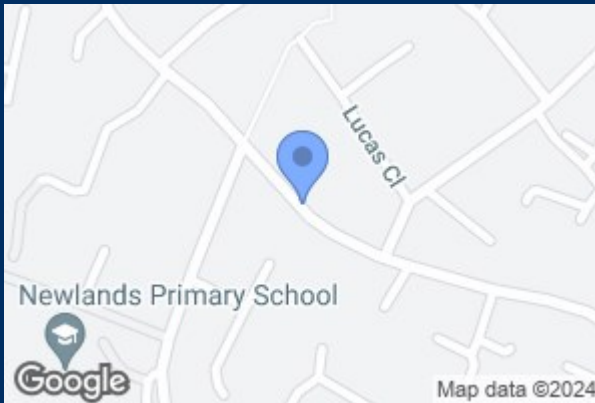
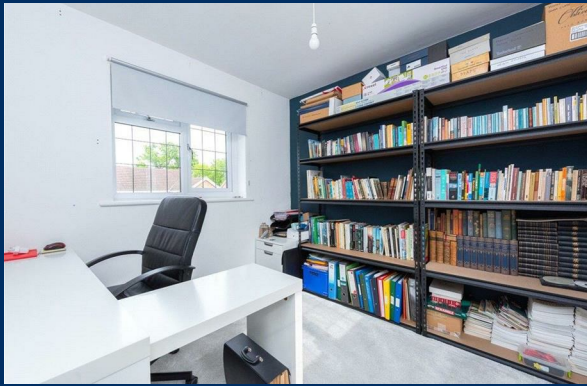
The property has been updated and modernised by the current owner and now offers accommodation comprising entrance hallway, downstairs cloakroom/W.C., 25ft double aspect living room with double doors leading out to the patio and rear garden, separate dining room and a 17ft open plan fitted kitchen/breakfast room.

Stairs lead to the first floor landing where there are three double bedrooms and one single bedroom, all complimented by a luxury modern shower-room.

In addition the property offers a well maintained private and mature rear garden.

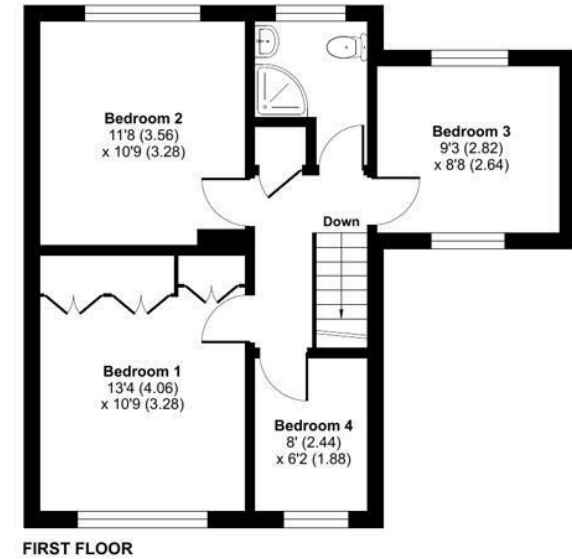
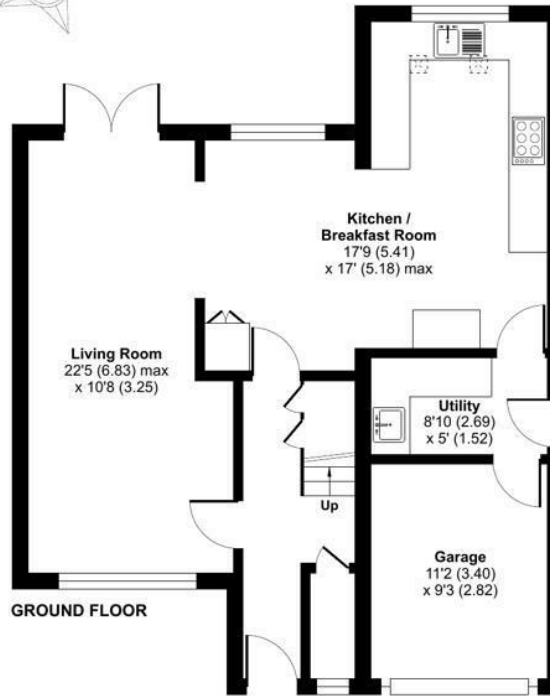
Viewings are highly recommended.

For further information or an appointment to view please contact Waterfords on 01252 870222.



The Grayling Handford Lane, Hampshire, GU46

Approximate Area = 1154 sq ft / 107.2 sq m
 Garage = 102 sq ft / 9.5 sq m
 Total = 1256 sq ft / 116.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Waterfords. REF: 1102168



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C		70	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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