



Moulsham Copse Lane | Yateley | Hampshire | GU46 7RG

Asking Price £575,000

*Waterford's* W  
Residential Sales & Lettings



Moulsham Copse Lane | Yateley  
 Hampshire | GU46 7RG  
 Asking Price £575,000



A charming three bed detached house with open fireplaces and bay windows, cosy and secluded, boasting a large garden, lots of off-street parking and a garage.

- Sought after location
- Large plot with room to extend stpp
- Three bedrooms, two reception rooms
- Gas central heating
- Detached garage
- Own driveway
- Council tax band E

## Location

## Outside

## Description



### Moulsham Copse Lane, Yateley, Hampshire, GU46

Approximate Area = 1239 sq ft / 115.1 sq m (excludes garage)  
 Stores = 36 sq ft / 3.3 sq m  
 Total = 1275 sq ft / 118.4 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © 2023 Waterfords. Produced for Waterfords, REF: 1067925.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>82</b>

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