



Larchwood

Dungells Lane | Yateley | Hampshire | GU46 6EZ

Offers In Excess Of £700,000



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Hampshire | GU46 6EZ

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A detached bungalow on a large, secluded plot, 0.35 of an acre, spacious plus huge loft with potential to convert to form first floor accommodation in sought after location.



- Secluded 0.35 acre plot
- Three bedrooms and two bathrooms
- Westerly facing rear garden
- Council tax Band E
- Extended detached bungalow
- Three reception rooms
- 31' detached garage and separate workshop

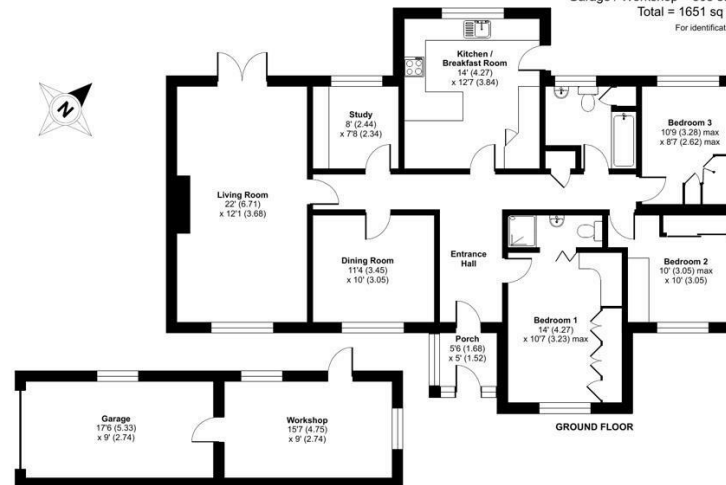
Location

Outside

Description

Larchwood Dungells Lane, Yateley, Hampshire, GU46

Approximate Area = 1343 sq ft / 124.7 sq m
 Garage / Workshop = 308 sq ft / 28.6 sq m
 Total = 1651 sq ft / 153.3 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). © n2khome 2024. Produced for Waterfords. REF: 1067215.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

35 Plough Road

Yateley

Hampshire

GU46 7UW

01252 780222

yateley@waterfords.co.uk

<https://www.waterfords.cc>