



Holbeche Close | Yateley | Hampshire | GU46 6FH

Asking Price £625,000 Freehold

*Waterfords* W  
Residential Sales & Lettings

Holbeche Close | Yateley  
Hampshire | GU46 6FH  
Asking Price £625,000

Positioned in a quiet cul-de-sac, a short walk from Waitrose and doctors surgery is this four bedroom detached family home with a double garage.

- Four Bedroom Detached
- Conservatory
- Double Garage
- Two Reception Rooms
- En-suite to master
- Cul-de-sac Location

### Outside

To the front of the property is a pleasant lawned area and driveway providing off road parking which leads to a double garage. To the rear is an enclosed garden laid mainly to lawn and a personal door giving access to the double garage.



AVAILABLE TO  
VIEW WITH  
WATERFORDS!!!



## Description

Positioned in a quiet cul-de-sac a short walk from Waitrose and the doctors surgery, this detached family offers accommodation set over two floors of 1356 sq ft. The ground floor includes a 22'5 living room which opens onto a conservatory, dining room and kitchen with separate utility room. On the first floor there are four bedrooms, master with en-suite and family bathroom

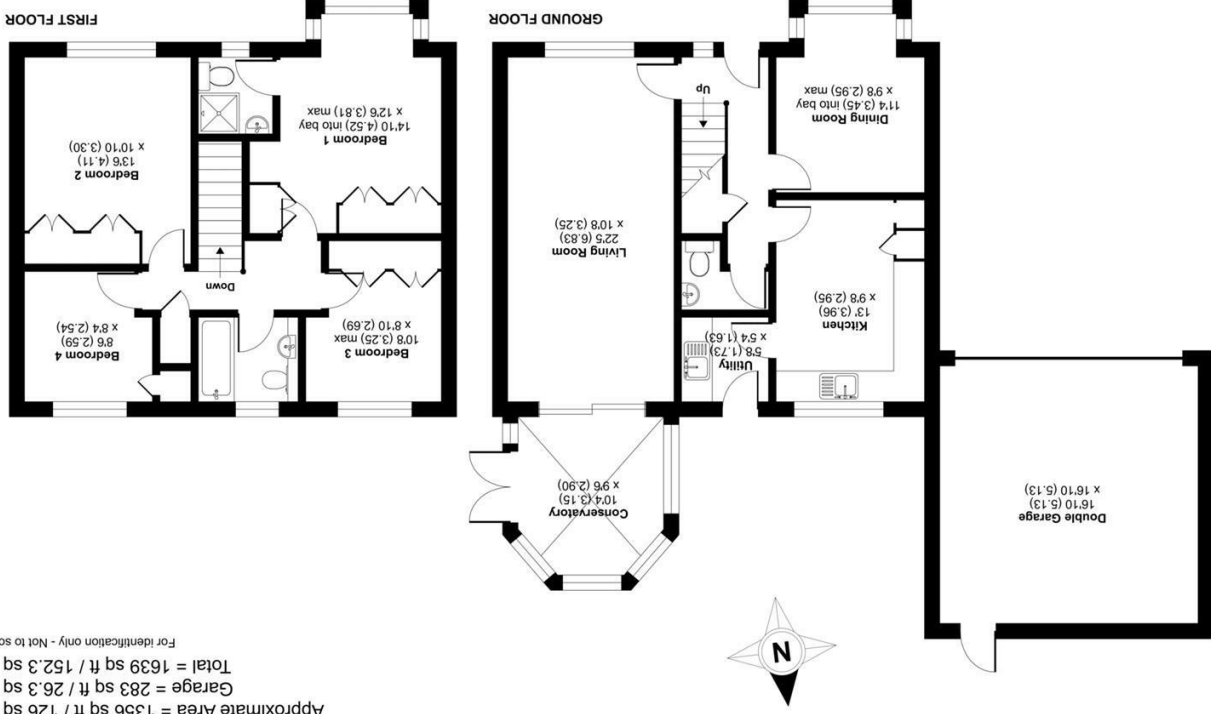
## Location

This family home is conveniently located just a short walk away from Waitrose and a short distance from the town centre which features a number of independent cafes, pubs and shops, including an award winning butchers and fishmongers. Yateley is ideal for those looking to regularly commute with junction 4a of the M3 and Junction 11 of the M4 a few minutes drive away. Access to London and other key destinations is also made easy with Farnborough and Fleet Railway Stations a short drive away providing fast links to London Waterloo. Sandhurst and Blackwater Railway Stations are also nearby with lines to Reading and Gatwick. Yateley is also perfect for those that love walking, with scenic countryside just down the road with Horseshoe Lake and Yateley Common.

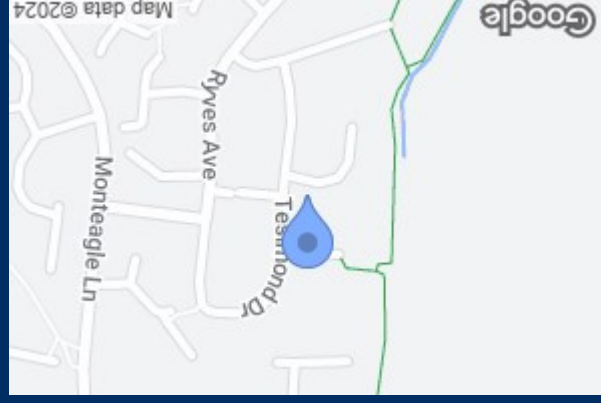
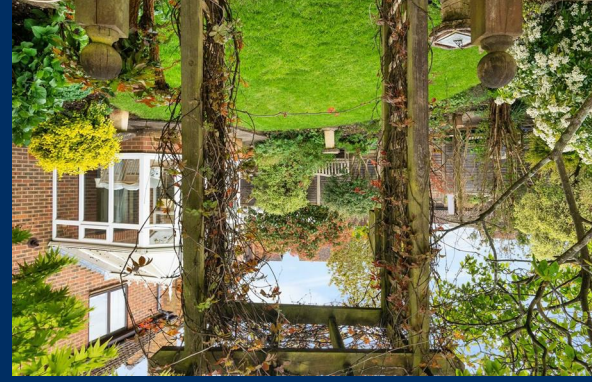
# Holbeche Close, GU46

Approximate Area = 1356 sq ft / 126 sq m  
 Garage = 283 sq ft / 26.3 sq m  
 Total = 1639 sq ft / 152.3 sq m

For identification only - Not to scale



**Waterfords** Residential Services & Surveys  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © mchecorn 2024.  
 Produced for Waterfords. REF: 112559  
**RICS** Certified Property Measurer



Energy Efficiency Rating	
Current	Potential
77	62
<b>Energy Efficiency Rating</b> Very energy efficient - lower running costs (A) (81-91) Energy efficient (B) (69-80) Decent (C) (55-68) Needs work (D) (39-54) Poor (E) (29-38) Very poor (F) (13-28) Needs work (G) (1-12)	
EU Directive 2002/91/EC England & Wales Not energy efficient - higher running costs	

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