



Ryves Avenue | | Yateley | GU46 6FB

Guide Price £800,000 Freehold

*Waterford's* W  
Residential Sales & Lettings

# Ryves Avenue | Yateley | GU46 6FB Guide Price £800,000

Welcome to Ryves Avenue, Yateley - a charming location that could be the setting for your new home! This detached house boasts 3 reception rooms, perfect for entertaining guests or simply relaxing with your family. With 4 bedrooms, there's ample space for everyone to have their own sanctuary.

The property sits on a generous plot, providing parking for 2 vehicles and a double garage - a convenience that is always appreciated.

Located in a sought-after area, this property is a gem waiting to be discovered. And the best part? There's no onward chain, making the process of making this house your home even smoother.

- Four Bedrooms
- Three Reception Rooms
- Double Garage
- Master with En-Suite
- Conservatory
- No Onward Chain

## 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.



Available to view  
with Waterfords



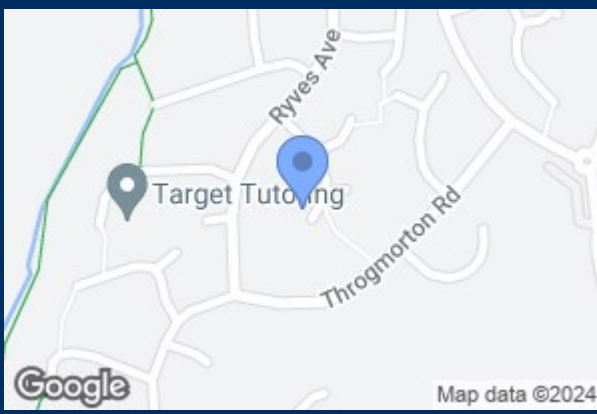
## Description

This four double bedroom detached family home is positioned in a quiet cul-de-sac a short walk from Waitrose. The ground floor accommodation includes an 18'7 kitchen/breakfast room, 21' living room, two further reception rooms and a conservatory. To the first floor boasts four double bedrooms, master with en-suite and family bathroom. The property offers scope for extension SPP and requires some internal updating allowing any buyer to put their own stamp on this family home.

## Outside

To the front of the property is a good sized driveway leading to the double garage with an electric roller door. The private, south west facing garden has a large sun terrace ideal for alfresco entertaining whilst there is a pleasant lawned area spanning the width of the property.



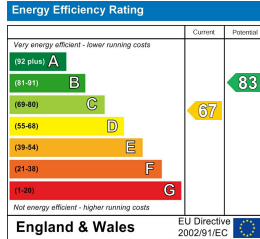


## Ryves Avenue, Yateley, GU46

Approximate Area = 1750 sq ft / 162.5 sq m  
 Garage = 272 sq ft / 25.2 sq m  
 Total = 2022 sq ft / 187.7 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). © richcom 2024. Produced for Waterfords. REF: 1131179



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