



Firglen Drive | | Yateley | GU46 7TS

Guide Price £585,000 Freehold

**Waterfords**  
Residential Sales & Lettings

Firglen Drive |  
Yateley | GU46 7TS  
Guide Price £585,000

Welcome to Firglen Drive, Yateley - a charming location that could be the setting for your new home! This delightful detached house, boasts a spacious 27'3 living room perfect for entertaining guests or relaxing with your family. With two reception rooms, four bedrooms, and a double length garage, there is ample space for all your needs.

One of the standout features of this property is the private rear garden, offering a tranquil retreat where you can enjoy the outdoors in peace. Additionally, the planning permission to extend provides an exciting opportunity to customise and expand this already impressive home to suit your preferences.

Located in a desirable area, this property combines the allure of a peaceful neighbourhood with the convenience of nearby amenities. Whether you're looking for a cozy family home or a place to host gatherings, this house on Firglen Drive has the potential to be the perfect fit for you. Don't miss out on the chance to make this house your own and create lasting memories in this wonderful setting.

- Detached Family Home
- Two Reception Rooms
- Private Rear Garden
- Four Bedrooms
- Double Length Garage
- Planning Permission to extend

## Outside

To the front of the property is a large open plan garden area and generous driveway that leads to the double length garage. The private rear garden is laid mainly to lawn and is stocked with flower and shrub borders whilst there is a large sun terrace directly to the rear of the property.





## Description

This detached family home is located just off Mill Lane in Yateley. The ground floor accommodation includes a 27'3 living room, separate dining room, kitchen and utility room whilst there a home office at the end of the double length garage. To the first floor there are four good sized bedrooms and a family bathroom.

The property has planning permission to extend the ground floor and add a further bedroom and ensuite.

<https://publicaccess.hart.gov.uk/online-applications/applicationDetails.do?keyVal=RTK39NHZJL000&activeTab=summary>

## Location

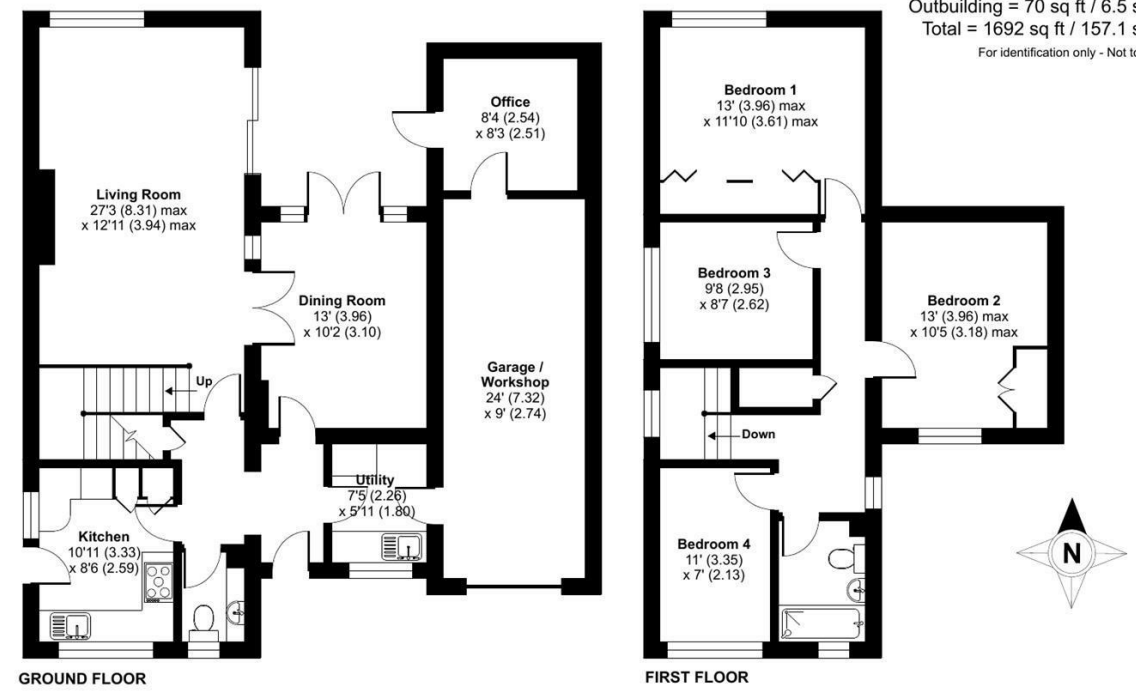
This detached family home is conveniently located just a short walk away from Yateley Town Centre which features a number of independent cafes, pubs and shops, including an award winning butchers and fishmongers. Yateley is ideal for those looking to regularly commute with junction 4a of the M3 and Junction 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.





## Firglen Drive, Yateley, GU46

Approximate Area = 1406 sq ft / 130.6 sq m  
 Garage = 216 sq ft / 20 sq m  
 Outbuilding = 70 sq ft / 6.5 sq m  
 Total = 1692 sq ft / 157.1 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). © nchecom 2024. Produced for Waterfords. REF: 1133691



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		57	
(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 870222

yateley@waterfords.co.uk