



Potley Hill Road | Yateley | | GU46 6AG

Asking Price £485,000 Freehold





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| GU46 6AG  
Asking Price £485,000

Waterfords are delighted to present to the market this charming three-bedroom cottage, situated in the popular Potley Hill area of Yateley, benefitting from ample driveway parking and a private garden which is south-east facing.

- 3 Bedroom Cottage
- Ample Driveway Parking
- In Good Condition Throughout
- Private Rear Garden with a South Easterly Aspect
- Sought After Location
- No Onward Chain

## Location

This property is located in the ever sought after Potley Hill area of Yateley, within a short walk of Potley Hill school, local shops, common land and other amenities. Yateley is ideal for the commuter with excellent links to the M3 and M4 motorways and the A30, as well as train links to London via Sandhurst, Fleet and Farnborough Train Stations, which are all within easy reach.







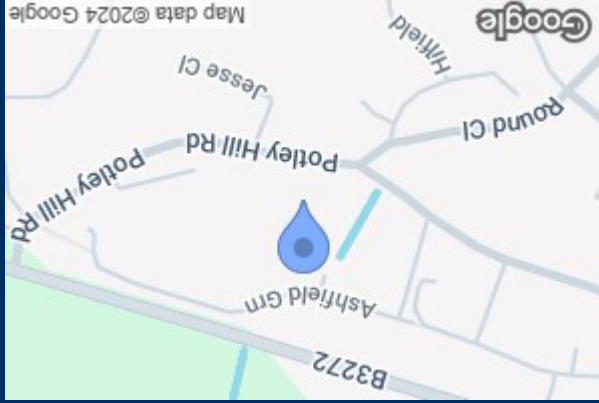
## Outside

To the front of the property is a gated driveway providing plenty of off road parking. To the rear of the property is a large enclosed garden, which offers a good degree of privacy, and is south-east facing.

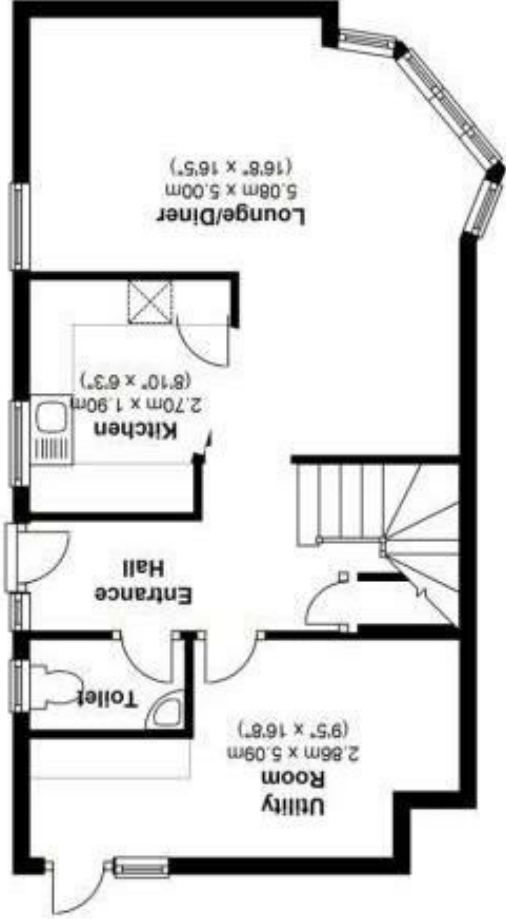
## Description

This delightful cottage is being offered to the market with no onward chain! Downstairs comprises of an entrance hall with an under stair storage cupboard, a large dual aspect living/dining room with bay window, modern kitchen area, downstairs cloakroom, and a very spacious utility room with door leading to the rear garden. Upstairs there are 3 good sized bedrooms and a family bathroom.

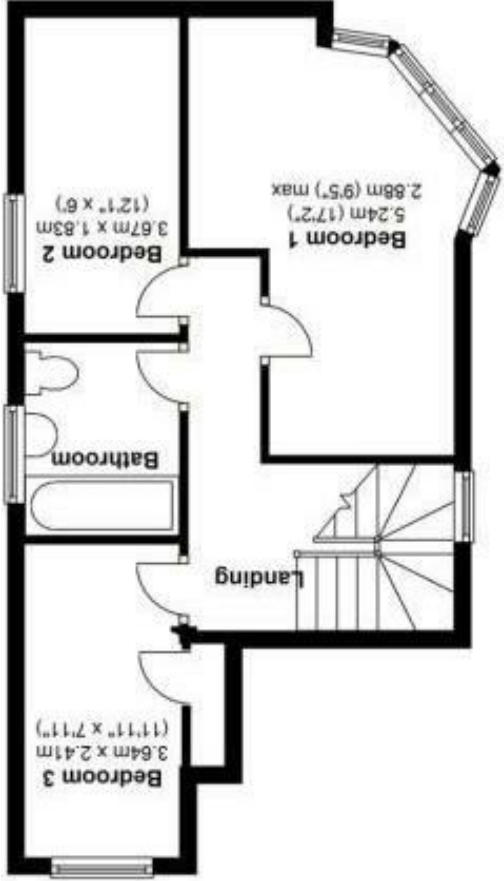
24 hours notice is required for viewing!



Energy Efficiency Rating	
Current	Potential
69	83
EU Directive 2002/91/EC	
England & Wales	
Not energy efficient - higher running costs	
A	(92-100)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)



Total area: approx. 106.1 sq. metres (1141.7 sq. feet)



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