



Mistletoe Road | | Yateley | GU46 6DU

£525,000

Freehold

**Waterfords**  
Residential Sales & Lettings

Mistletoe Road |  
Yateley | GU46 6DU  
£525,000

Welcome to Mistletoe Road, Yateley - a charming location that could be the setting for your new home! This delightful detached bungalow offers three cosy bedrooms, perfect for a growing family or those seeking extra space. Situated on an established residential road, you'll find a sense of community and tranquillity here.

One of the standout features of this property is the private rear garden, providing a peaceful retreat where you can relax and unwind. Imagine enjoying a cup of tea in the morning or hosting a barbecue with friends in this lovely outdoor space.

With no onward chain, the process of making this bungalow your own is made even smoother. Whether you're looking to settle down or invest in a property with potential, this home on Mistletoe Road offers a wonderful opportunity to create your own haven.

- Detached Bungalow
- Fitted Kitchen
- Private Rear Garden
- Three Bedrooms
- Bright and Airy Living Room
- Garage and Driveway

## Description

Positioned on an established residential road, this detached bungalow boasts three bedrooms, fitted kitchen and bright and airy 20ft living room. The property is offered for sale with no onward chain complications.



NO ONWARD  
CHAIN  
COMPLICATIONS



## Outside

To front of the property is a lawned garden area and generous driveway which leads to the garage. The non overlooked rear garden offers privacy and seclusion and is flanked by a pleasant sun terrace, ideal for alfresco entertaining.

## Location

Positioned on an established road in Yateley and located a short walk from local schools the property is conveniently positioned for Waitrose and 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.

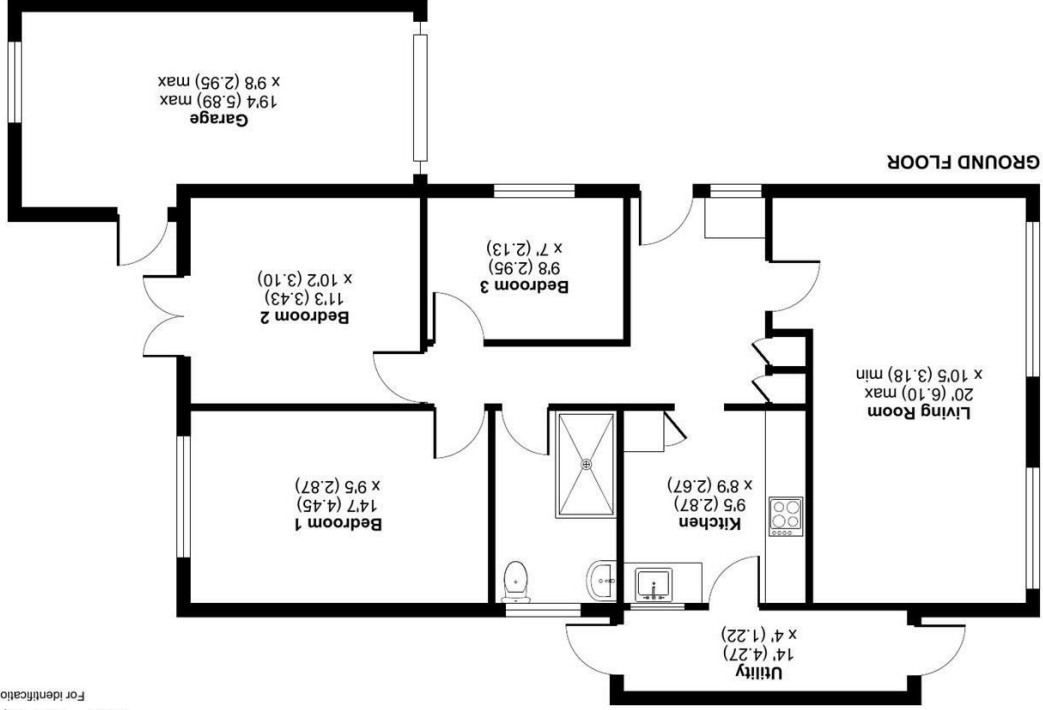
# Mistletoe Road, Yateley, GU46

Approximate Area = 884 sq ft / 82.1 sq m

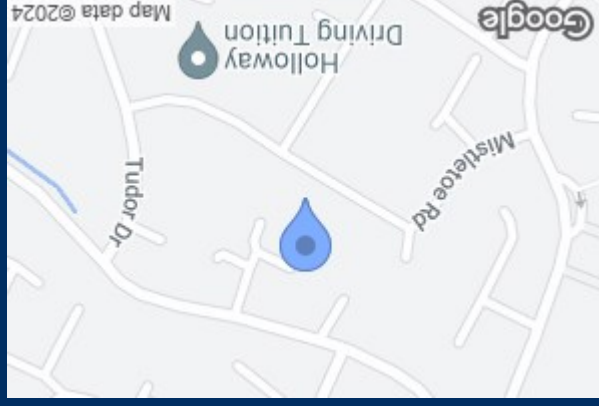
Garage = 173 sq ft / 16.1 sq m

Total = 1057 sq ft / 98.2 sq m

For identification only - Not to scale



**Waterfords** Residential Scale & Ratings  
 International Property Measurement Standards (IPMS2 Residential). © nchocom 2024.  
 Produced for Waterfords. REF: 1144973  
**RICS** Certified Property Measurer



Energy Efficiency Rating	
Current	Potential
83	88
Very energy efficient - lower running costs (92 points)	
Energy efficient (81-91)	
Decent energy efficiency (69-80)	
Average energy efficiency (55-68)	
Below average energy efficiency (39-54)	
Poor energy efficiency - higher running costs (21-38)	
Very poor energy efficiency - highest running costs (1-20)	

EU Directive 2002/91/EC  
 England & Wales

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