



Potley Hill Road | Yateley | Hampshire | GU46 6AG

Asking Price £625,000 Freehold

Waterfords W
Residential Sales & Lettings

Potley Hill Road | Yateley
Hampshire | GU46 6AG
Asking Price £625,000

Welcome to this charming detached bungalow located on a private drive in the picturesque village of Yateley, Hampshire. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is plenty of space for the whole family to unwind and enjoy a good night's sleep.

The bungalow features two well-appointed bathrooms, ensuring convenience and comfort for all residents. The property's layout is ideal for those seeking single-level living or looking to avoid stairs.

- Detached Bungalow
- Flexible Accommodation
- Three/Four Bedrooms
- Double Garage
- Private Drive
- No Onward Chain

Description

A rare opportunity to purchase one of only three detached bungalows built in this private road just off the sought after Potley Hill Road. There is a covered porch leading to a "T" shaped entrance hall giving independent access to all principle rooms including a double aspect living with fireplace and overlooking the rear gardens one way the courtyard patio the other. There is a separate dining room, kitchen and utility/hobby room also overlooking the rear garden. The main bedroom has an en-suite shower room and there are two further double bedrooms and a second bathroom. Also the property benefits from uPVC double glazing and gas central heating.



NO ONWARD CHAIN COMPLICATIONS



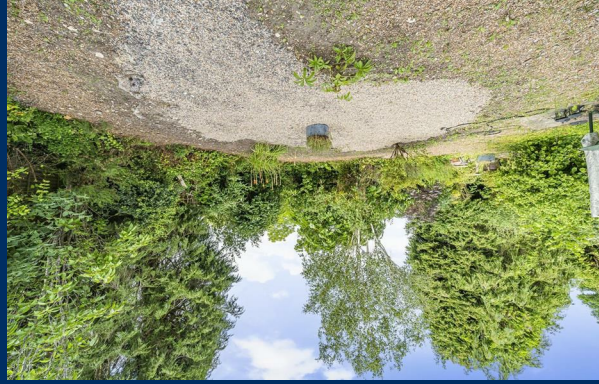
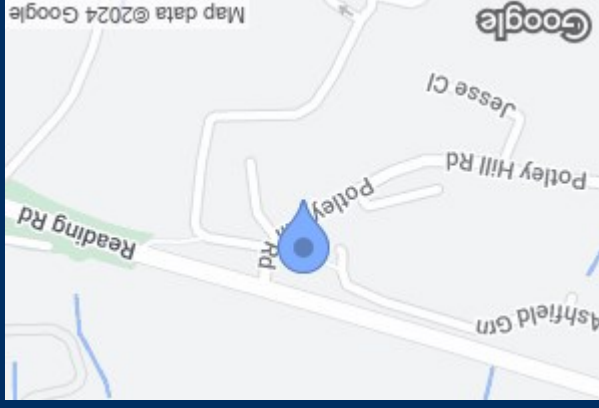
Location

The property enjoys a private road location on the east side of Yateley near Frogmore Leisure Centre. Local shops and schools are close by and there is a frequent bus service nearby for travel to nearby M&S, the Tesco superstore, Camberley town centre and beyond. For the walking enthusiast you can leave the car at home as you are surrounded by miles of excellent walking countryside at nearby Yateley Common and the Blackwater Nature Reserve. Fleet and Farnborough mainline stations are a short drive and provide fast services to London Waterloo and for travel by road the A30, M3 junctions 4 or 4a are easily accessible providing fast access to the road network.

Outside

The property is approached via a shared private road which leads to your own double width tarmac driveway with off road parking for a number of vehicles. This leads to the double width garage with up and over door, power and light and a door to the rear garden.

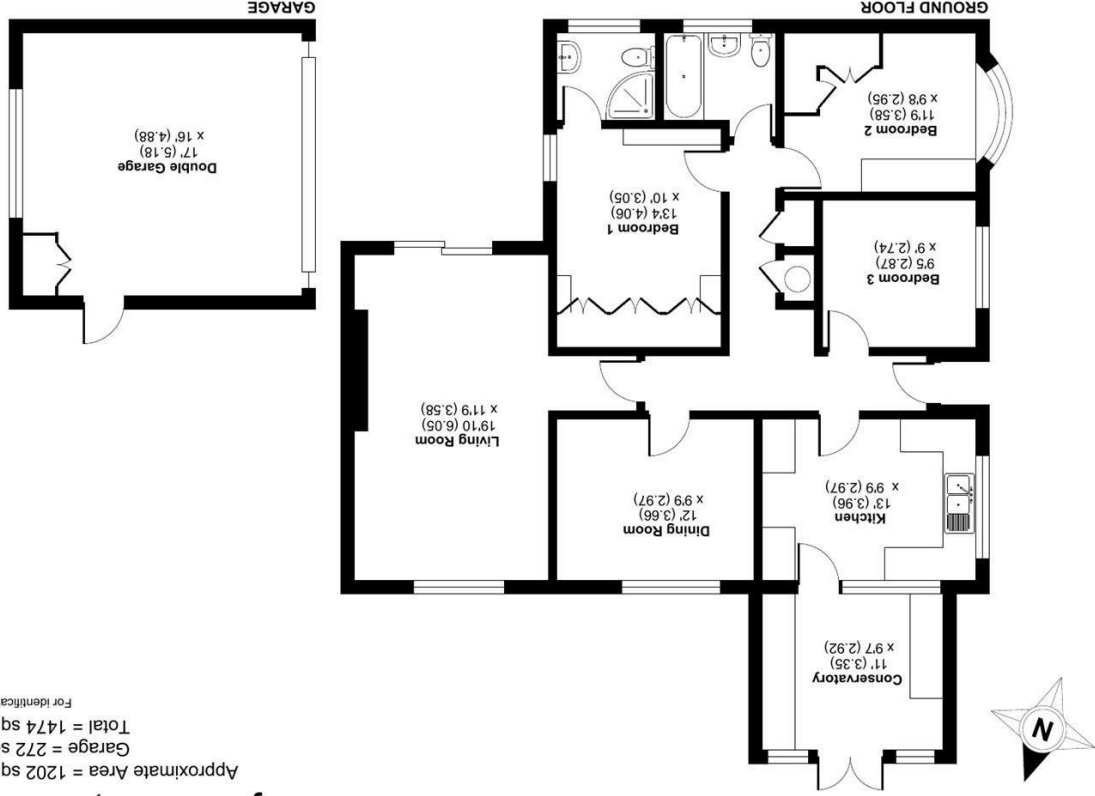
The front garden is well stocked and there is gated access to the rear garden which is on three sides, enclosed on all sides and has an abundance of plants. The whole garden enjoys a good degree of privacy. Also, there is a delightfully private courtyard area accessed from the main living room via sliding patio doors ideal for alfresco dining.



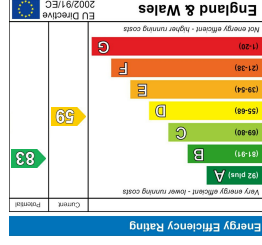
Potley Hill Road, Yateley, GU46

Approximate Area = 1202 sq ft / 111.6 sq m
 Garage = 272 sq ft / 25.6 sq m
 Total = 1474 sq ft / 137.2 sq m

For identification only - Not to scale



Waterfords
 Measured Scale 5:100
 Certified Property Measurement
 RICS
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 International Property Measurement Standards (IPMS2 Residential). © rchecom 2024.



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