



Farm View | Yateley | Hampshire | GU46 6HU

Asking Price £525,000 Freehold

Waterford's W
Residential Sales & Lettings

Farm View | Yateley
Hampshire | GU46 6HU
Asking Price £525,000

An excellently maintained 3 bedroom detached bungalow with ample driveway parking, 2 reception rooms, conservatory, and a private rear garden.

- 3 Bedroom Detached Bungalow
- Kitchen, Living Room, Dining Room and Conservatory
- Quiet Location
- Ample Driveway Parking
- Bathroom and Cloakroom to Main Bedroom
- Private Rear Garden

Location

Farm View is a very quiet road which is close to highly regarded schools and local shops, as well as other amenities. There are frequent bus services nearby for travel to the nearby towns of Camberley, Bracknell, and Farnborough. Junction 4 of the M3 is a short drive for travel to London and the south. Farnborough and Fleet mainline stations are a short drive and offer fast services to London Waterloo. Yateley Common is just a few minutes walk and provides miles of excellent walking countryside.



AVAILABLE TO
VIEW WITH
WATERFORDS!!!



Outside

To the front of the property is ample driveway parking, carport, and covered seating area. Gated side access leads to a low maintenance rear garden with artificial grass and patio area, and offers an excellent degree of privacy.

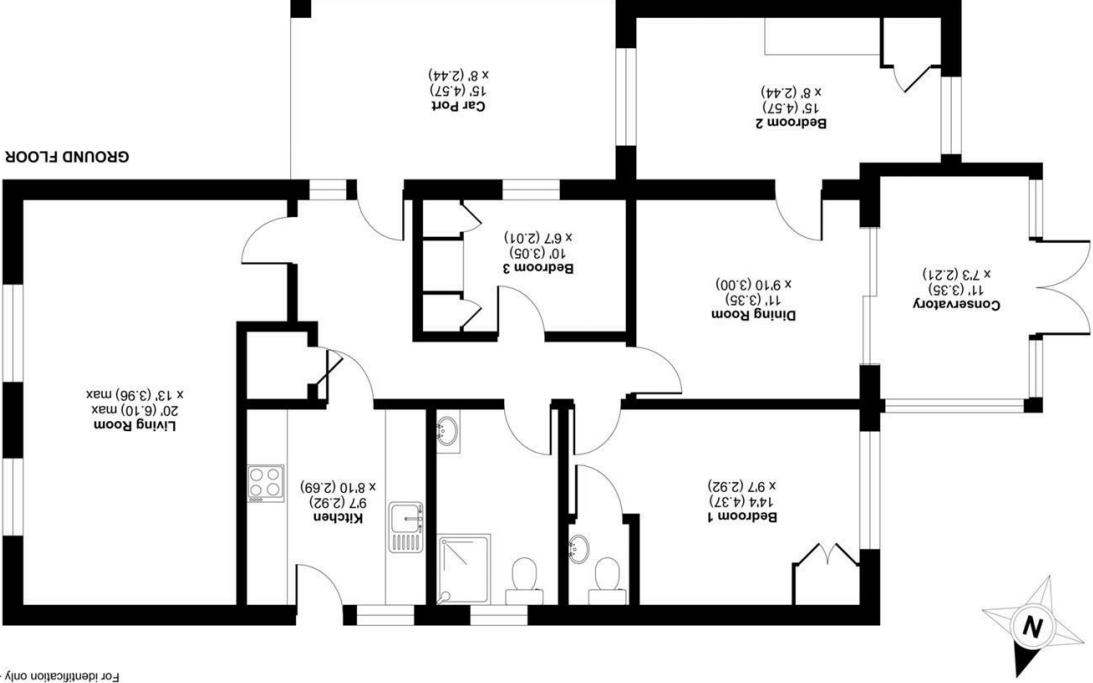
Description

This lovely detached bungalow has been excellently maintained and extended by the current owners. The internal space comprises of entrance hallway, large living room with a southerly aspect, kitchen, a refitted bathroom with walk-in shower, dining room, conservatory which is less than 6 years old, and 3 generous bedrooms with built in storage, one of which benefitting from a private cloakroom.

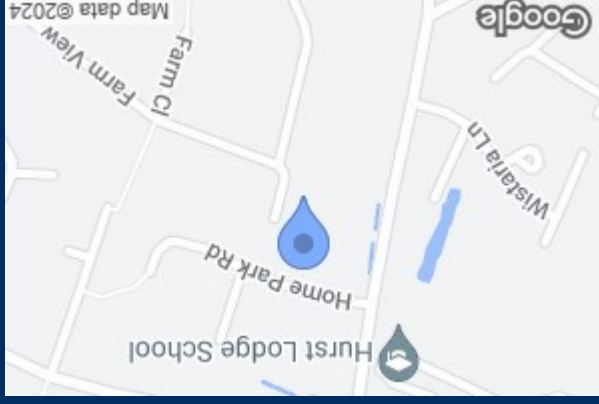
Farm View, Yateley, GU46

Approximate Area = 1045 sq ft / 97 sq m (excludes car port)

For identification only - Not to scale



RICS Certified Property Measurement
 Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © rickocom 2024.
 Produced for Waterfords. REF: 1147381
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Energy Efficiency Rating	
Current	Potential
84	69
EU Directive 2002/91/EC Not energy efficient - higher running costs A (92 points) - 105 kWh/m ² per year B (81-91) - 69-80 kWh/m ² per year C (69-80) - 45-68 kWh/m ² per year D (55-68) - 31-44 kWh/m ² per year E (39-54) - 21-30 kWh/m ² per year F (21-38) - 13-20 kWh/m ² per year G (1-20) - 13-20 kWh/m ² per year	

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