



Sandhurst Road | | Yateley | GU46 7UU

Price Guide £875,000 Freehold

Waterfords W
Residential Sales & Lettings

Sandhurst Road |
Yateley | GU46 7UU
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Welcome to Sandhurst Road, Yateley - a charming location that offers the perfect blend of convenience and tranquillity. This detached home offers flexible accommodation set over two floors.

As you step inside, you are greeted by two spacious reception rooms that offer ample space for entertaining guests or simply relaxing with your loved ones. With four bedrooms and three bathrooms, this property provides the ideal setting for a growing family or those who enjoy having extra space for guests.

The contemporary kitchen/breakfast room is a highlight of this home, providing a stylish and functional space for preparing meals and enjoying casual dining. The south east facing private garden is a peaceful retreat where you can unwind and soak up the sunshine in complete privacy.

One of the standout features of this property is the large driveway and garage, offering plenty of space for parking multiple vehicles or providing additional storage options. The flexible accommodation layout allows you to tailor the space to suit your individual needs, whether you require a home office, playroom, or additional living space.

Located within walking distance to the town centre, you have easy access to a range of amenities, including shops, pubs and schools. This property truly offers the best of both worlds - a peaceful retreat in a convenient location.

- Detached Chalet Home
- Stunning 24'6 Kitchen/Breakfast Room
- Three Bathrooms
- Flexible Accommodation
- Four Bedrooms
- Private South East Facing Garden



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Location

This unique property 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.

Description

Set over two floors, the extensive accommodation offers flexibility with flowing accommodation. The ground floor includes two bedrooms with two bathrooms, a 23'8 living room, study and the hub of the home, a 24'6 kitchen/breakfast room with bi-folding doors opening on to the sun terrace, bringing the the outside in. The first floor includes two large bedrooms, 19'5 and 18'10 plus a further bathroom.

Outside

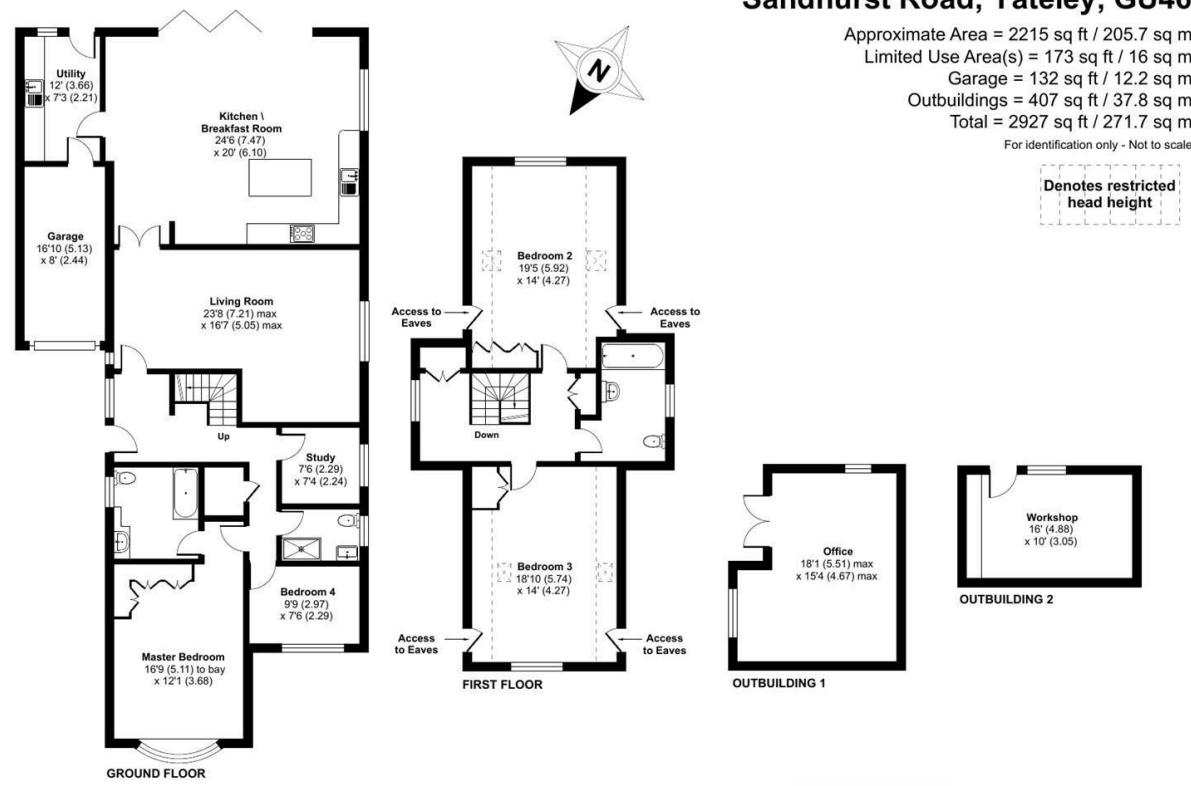
To the front of the property is a large driveway providing off road parking that leads to the garage which can be accessed bot the internally and externally.

To the rear of the property, the private and secluded rear garden is south east facing with a large sun terrace, ideal for alfresco entertaining. The paved pathway leads to an outbuilding that could be used as a home office and there is a further workshop.



Sandhurst Road, Yateley, GU46

Approximate Area = 2215 sq ft / 205.7 sq m
 Limited Use Area(s) = 173 sq ft / 16 sq m
 Garage = 132 sq ft / 12.2 sq m
 Outbuildings = 407 sq ft / 37.8 sq m
 Total = 2927 sq ft / 271.7 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Waterfords. REF: 1150948



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C		75	83
(55-68) D			
(39-54) E			
(13-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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