



Village Way | | Yateley | GU46 7SD

Price Guide £675,000 Freehold

Waterford's W
Residential Sales & Lettings

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Yateley | GU46 7SD
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Welcome to this charming detached house located on Village Way in the lovely town of Yateley. This property boasts three reception rooms, perfect for entertaining guests or simply relaxing with your family. With five spacious bedrooms, there is plenty of room for everyone to have their own space.

The house features two bathrooms, ensuring convenience for all residents. Situated within walking distance to the town centre, you'll have easy access to shops, restaurants, and other amenities.

One of the highlights of this property is the private rear garden, ideal for enjoying a cup of tea in the morning or hosting a summer barbecue with friends. The open plan layout creates a seamless flow throughout the accommodation, making it feel bright and spacious.

- Five Bedrooms
- Three Reception Rooms
- Private Rear Garden
- Two Bath/Shower Rooms
- 16' Kitchen/Breakfast Room
- Walking Distance to Town Centre

Outside

The private south-east facing garden is laid mainly to lawn and has a large sun terrace and raised decking area making it ideal for alfresco entertaining. To the front of the property is a lawned area and driveway providing off road parking.



AVAILABLE TO
VIEW WITH
WATERFORDS

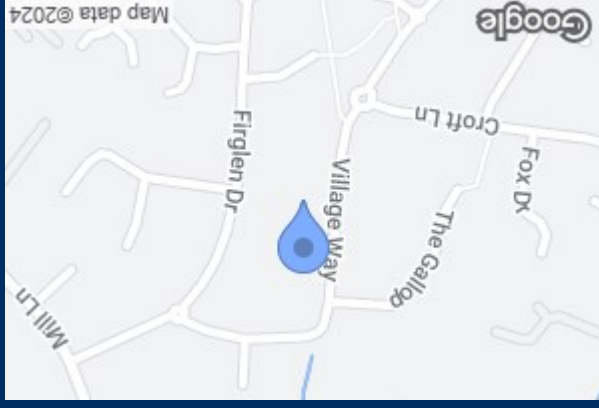


Location

Located a short walk from Yateley town centre which features a number of independent cafes, pubs and shops, including an award winning butchers and fishmongers and reputable local schools. 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

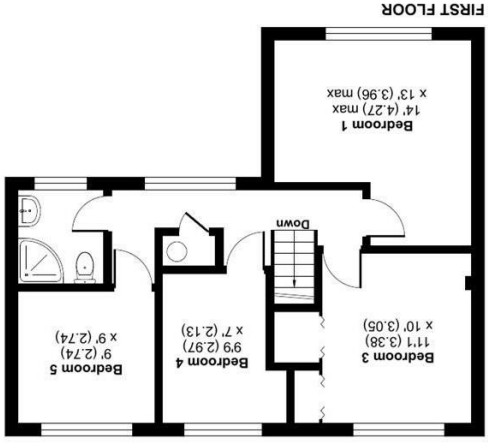
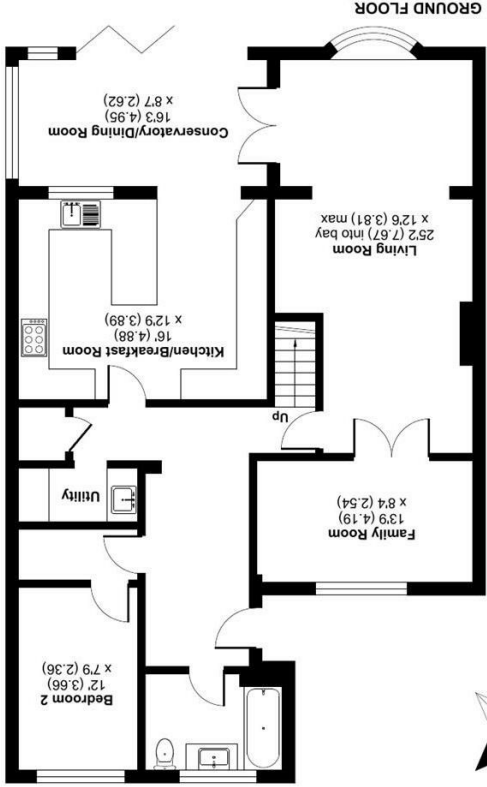
The property is positioned on an established residential road and has been extended and improved by the current owners. The extensive ground floor accommodation includes a welcoming entrance hall which gives access to the downstairs bedroom and bathroom. There is three reception rooms which include a 25'2 living room, family room and a conservatory/dining room which has bi-fold doors opening onto the rear garden. There is also a 16' kitchen/breakfast room and separate utility room. To the first floor there are four further bedrooms and a shower room.



Energy Efficiency Rating	
Current	Potential
72	80

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (91-93)
Energy efficient - lower running costs	B (81-90)
Decent energy efficiency - lower running costs	C (69-80)
Below average energy efficiency - higher running costs	D (55-68)
Poor energy efficiency - higher running costs	E (39-54)
Very poor energy efficiency - higher running costs	F (13-38)
Worst energy efficiency - higher running costs	G (1-12)


 RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © richcom 2024.
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 Waterfords Residential Solicitors & Lawyers



Approximate Area = 1815 sq ft / 168.6 sq m

Village Way, Yateley, GU46

For identification only - Not to scale

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