



Brocklands | Yateley | Hampshire | GU46 6YU

£625,000

Freehold





Brocklands | Yateley  
Hampshire | GU46 6YU  
£625,000

Waterforwards are delighted to present to the market this beautifully presented four-bedroom detached family home in a sought-after location!

- Sought-after location
- Large triple aspect living room
- modern re-fitted kitchen
- Large conservatory
- close to local amenities
- Garage
- Council tax banding: E

## Description

Offered to the market in excellent order throughout is this fantastic four-bedroom detached family home, offering off-road parking to the front and a well-maintained garden to the rear.

Accommodation comprises of an entrance hallway, front dual aspect lounge offering ample natural light, modern recently fitted kitchen with separate utility room, dining room leading onto the large conservatory with double doors to the patio and rear garden. A turning staircase with a large window leads to a light and airy landing where there are four bedrooms. Three doubles and a single are accompanied by a family bathroom. Internal inspection is strongly advised in order to fully appreciate the accommodation and location offered by this superb family home.





AVAILABLE TO  
VIEW WITH  
WATERFORDS!!!



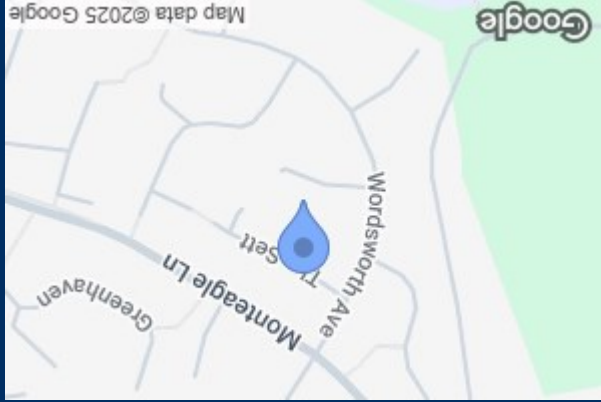
## Outside

Externally this property offers excellently maintained gardens to both front and rear. The front offers ample driveway parking, leading to the garage and front door as well as lawned area. The side gated access leads to the fully enclosed rear garden which is mainly laid to lawn with patio area perfect for entertaining and benefitting from flower/shrub borders.

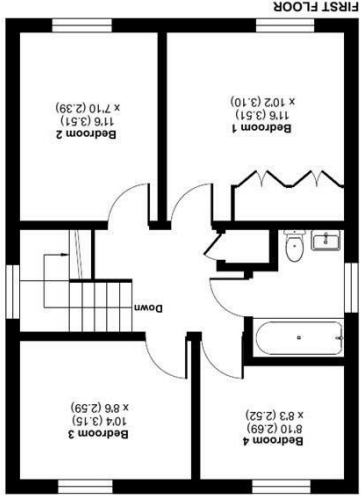
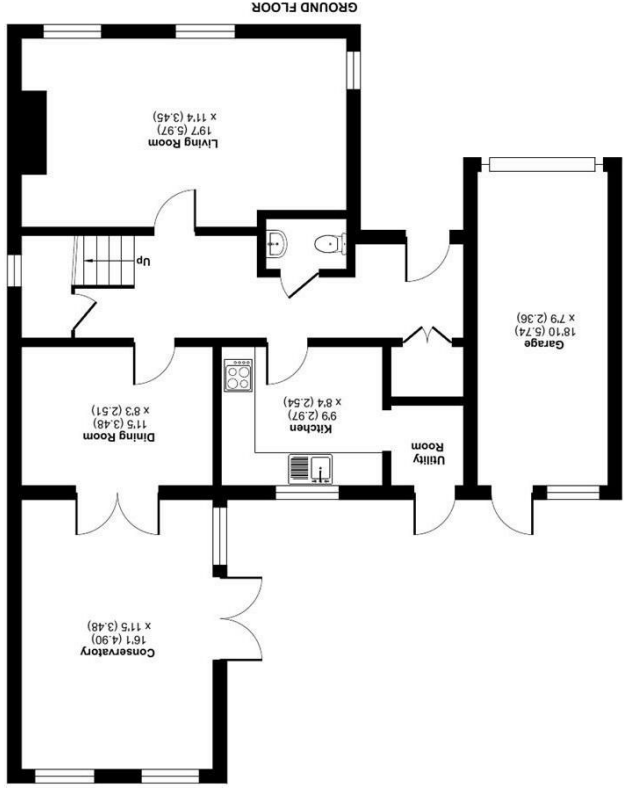
## Location

Brocklands offers a quiet cul-de-sac location and is within easy reach of all local amenities including highly regarded schools. Bus services run from nearby allowing easy access into neighbouring towns and villages and major road and rail links via the M3/M4 are nearby along with Fleet, Sandhurst and Farnborough rail stations.





Energy Efficiency Rating	
Current	Potential
82	63
Energy Efficiency Rating	
EU Directive 2002/91/EC	
England & Wales	
Not energy efficient - higher running costs	
A	100 points
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20



**Brocklands, Yateley, GU46**

Approximate Area = 1343 sq ft / 124.7 sq m  
Garage = 148 sq ft / 13.7 sq m  
Total = 1491 sq ft / 138.4 sq m

For identification only - Not to scale

**RICS** Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © richcom 2024.

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