



Hall Farm Crescent | Yateley | Hampshire | GU46 6HT

Asking Price £425,000 Freehold

*Waterfords* W  
Residential Sales & Lettings

Hall Farm Crescent | Yateley  
Hampshire | GU46 6HT  
Asking Price £425,000

Situated in a sought after location within easy reach of local amenities and the village centre is this semi-detached bungalow with garage and driveway, offered to the market with no onward chain!

- Sought After Location
- One/Two Bedrooms
- Private Rear Garden
- Conservatory to Rear
- Semi Detached Bungalow
- Close to Amenities
- Ample Off-Road Parking and Garage
- No Onward Chain Complications

### Location

Hall Farm Crescent 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!



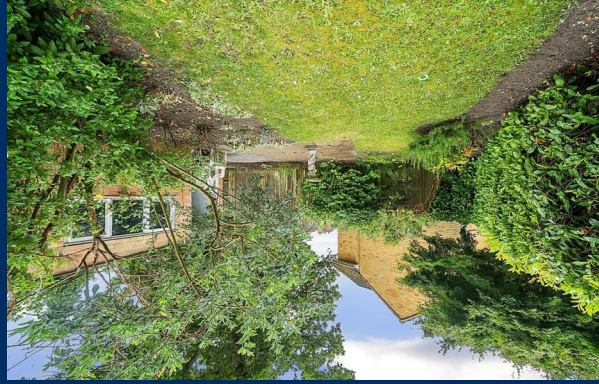
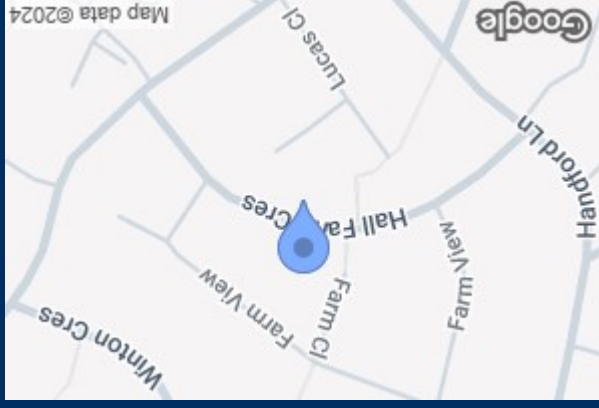
## Description

The internal space comprises of entrance hallway, large living room, fitted kitchen, bathroom with shower, conservatory, one double bedroom with built in cupboards and a private cloakroom, and a further double bedroom which could also be used as a dining room.

## Outside

The area to the front of the property offers ample off-road parking for 2/3 vehicles. Side access leads to the rear garden which is fully enclosed, being mainly laid to lawn and patio with mature borders, offering a good degree of privacy. There is a single garage to the side with up and over door which has a separate storage area/shed to the rear.



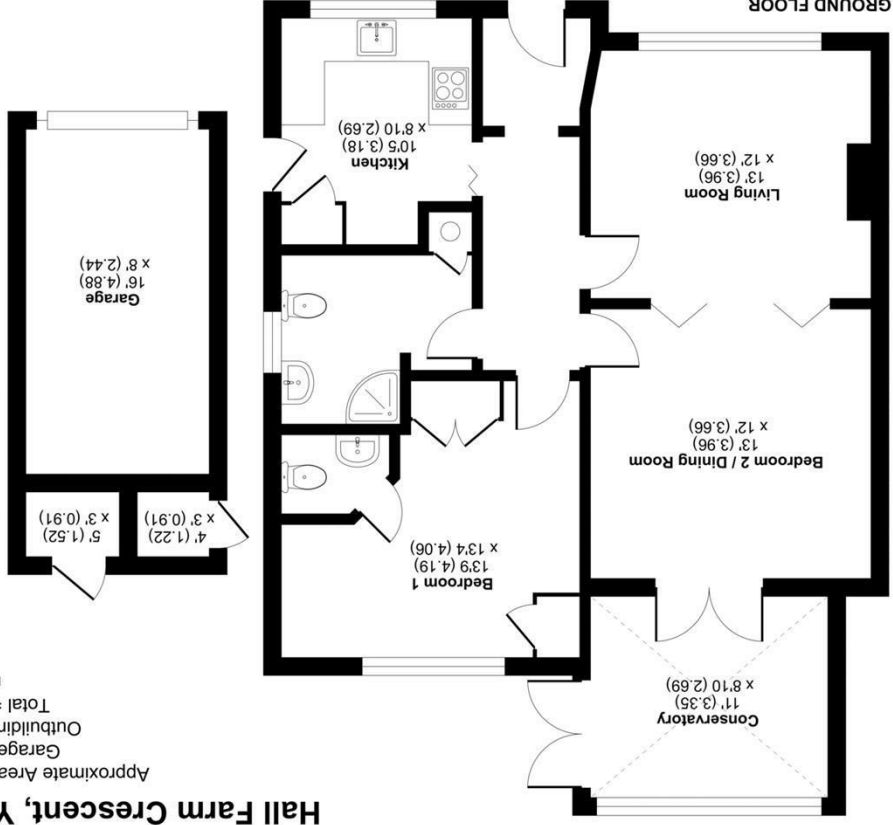


Energy Efficiency Rating	
Current	Potential
86	70

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92-100)
Energy efficient - lower running costs	B (81-91)
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 (21-38)
Extremely poor energy efficiency - very high running costs	G (1-20)

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 Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © nrdhcom 2024.  
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### Hall Farm Crescent, Yateley, GU46

Approximate Area = 856 sq ft / 79.5 sq m  
 Garage = 136 sq ft / 12.6 sq m  
 Outbuildings = 23 sq ft / 2.1 sq m  
 Total = 1015 sq ft / 94.2 sq m

For identification only - Not to scale

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