



Hilltop View | Yateley | Hampshire | GU46 6LZ

Price Guide £445,000 Freehold



Hilltop View | Yateley  
Hampshire | GU46 6LZ  
Price Guide £445,000

An extended four bedroom semi-detached family house with two receptions plus a conservatory in a great position with long driveway and room for four cars.

- Four double bedrooms
- Shower and separate bath
- Ground floor cloakroom
- Extended to give larger ent. hall and kitchen
- Large conservatory
- Long four car driveway
- Council tax band D





## Outside

The property has a long driveway with off road parking for four cars and leads to the integral garage with up and over door, power and light. The front garden is bordered by mature hedging giving some good screening and there is access on foot down the side of the property to the rear garden which is enclosed, mainly laid to lawn and has two patios, one at each end plus a large garden shed.

## Location

The property is ideally situated enjoying an elevated position in this popular crescent within walking distance of local shops and schools. 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.



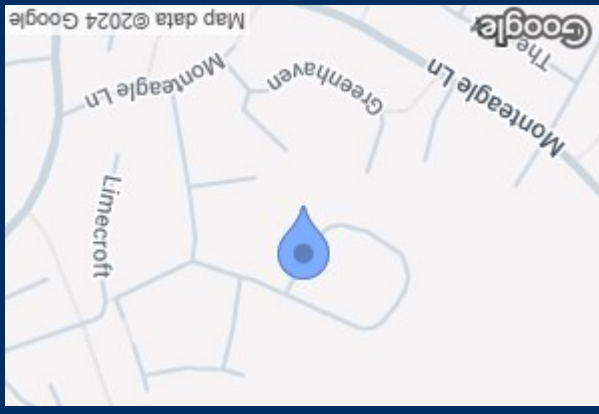
## Decsription

A spacious semi-detached family house extended to the front to enlarge the kitchen and entrance hall and to the rear to add on a conservatory. The ground floor now offers an entrance porch, entrance hall, cloakroom, modern fitted kitchen, living room open plan to a conservatory come dining room and a separate study.

To the first floor are a landing, four double bedrooms and a family bathroom.

There is also gas central heating and uPVC double glazing.

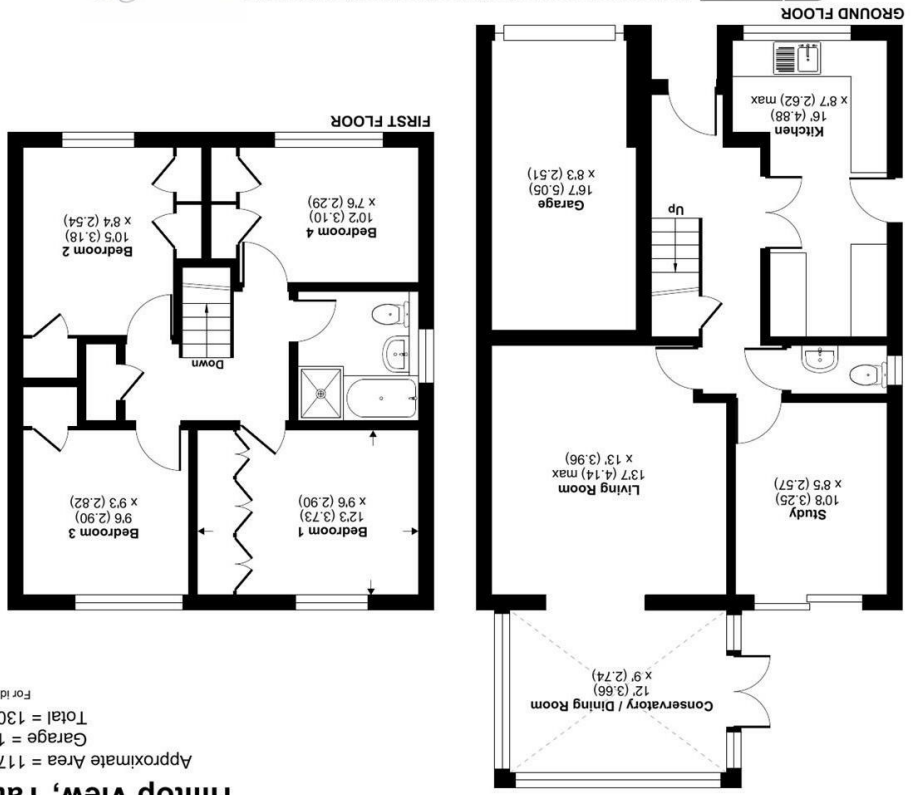




Energy Efficiency Rating	
Very energy efficient - lower running costs	A
Energy efficient	B
Decent energy efficiency	C
Some energy efficiency	D
Low energy efficiency	E
Very low energy efficiency	F
Very poor energy efficiency - higher running costs	G
Current	71
Target	83

EU Directive 2002/91/EC  
England & Wales  
Not energy efficient - higher running costs

RICS Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © rickiecom 2023.  
Produced for Waterfords. REF: 1039918



**Hilltop View, Yateley, GU46**  
 Approximate Area = 1172 sq ft / 108.8 sq m  
 Garage = 129 sq ft / 11.9 sq m  
 Total = 1301 sq ft / 120.7 sq m  
 For identification only - Not to scale

35 Plough Road  
 Yateley  
 Hampshire  
 GU46 7UW  
 01252 870222  
 yateley@waterfords.co.uk  
 https://www.waterfords.co.uk/