



Tesimond Drive | Yateley | Hampshire | GU46 6FE

Offers In Excess Of £450,000

Freehold

*Waterford's* W  
Residential Sales & Lettings



Tesimond Drive | Yateley  
Hampshire | GU46 6FE  
Offers In Excess Of £450,000

Welcome to Tesimond Drive, a charming property located in the heart of Yateley, Hampshire. This delightful house boasts a lovely link-detached design with a garage and driveway, offering parking for two vehicles - a rare find in this sought-after area.

Upon entering, you are greeted by a cosy reception room, perfect for relaxing with family and friends. The property features three inviting bedrooms, providing ample space for a growing family or guests. The recently refitted kitchen and bathroom add a touch of modern elegance to the home, making daily living a true pleasure.

One of the highlights of this property is the west-facing garden, ideal for enjoying sunny afternoons and al fresco dining. Imagine unwinding in your own private outdoor oasis after a long day, surrounded by the tranquillity of nature.

Conveniently located near Waitrose, you'll have easy access to all your shopping needs just a stone's throw away. Whether you're picking up groceries or grabbing a quick coffee, everything you need is within reach.

- Three Bedrooms
- Re-fitted Kitchen and Bathroom
- Parking & Garage
- Link Detached Home
- Monteagle Park Development
- West Facing Rear Garden





Available to view  
with Waterfords



## Description

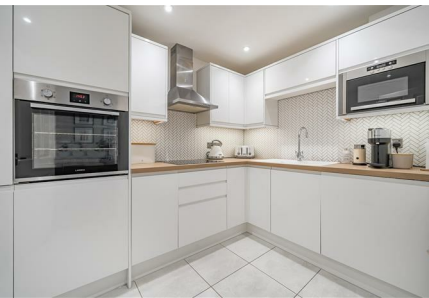
A stunning link detached home located a stones throw away from Waitrose and the doctors surgery. The property has been vastly improved by the current owners to offer contemporary accommodation to suit modern life. The entrance hall gives access to the downstairs cloakroom with a door opening into the living room and dining area. There is a re-fitted kitchen with integrated appliances, delightful garden room which overlooks the decking area and west facing garden. The first floor includes three bedrooms and a re-fitted bathroom.

## Outside

The West facing rear garden is a sun trap and ideal for alfresco entertaining with a large sun terrace and lawned area. There is driveway parking for 2 cars to the front and a garage to the side.

## Location

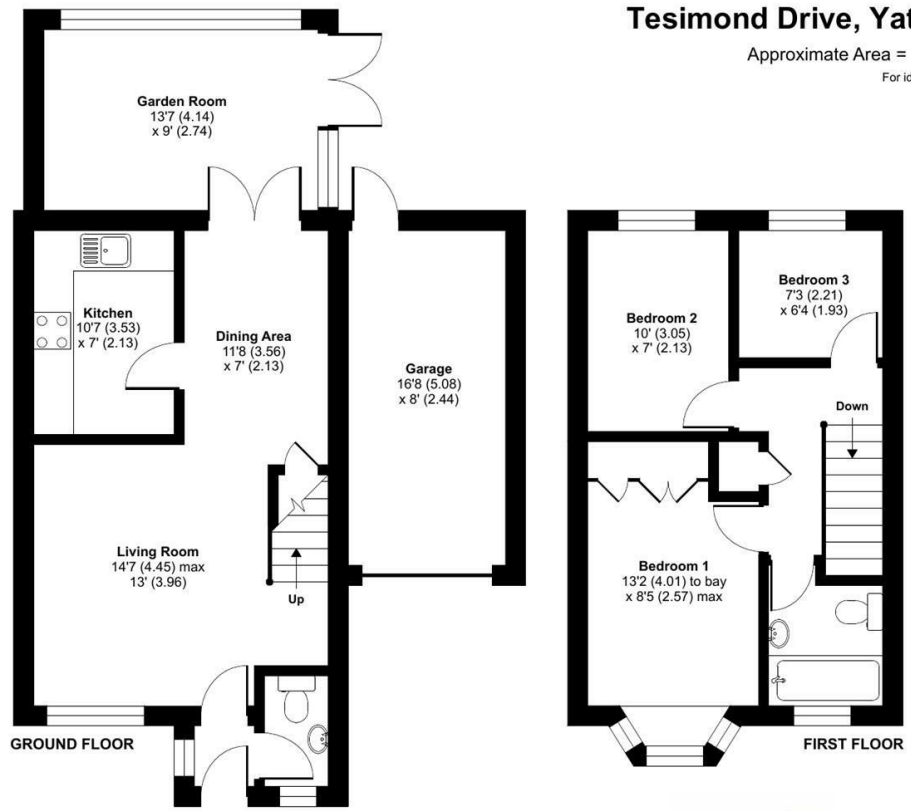
This stunning home is conveniently located just a short walk away from Waitrose and a short distance from the town centre which features a number of independent cafes, pubs and shops, including an award winning butchers and fishmongers. Yateley is ideal for those looking to regularly commute with junction 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.





## Tesimond Drive, Yateley, GU46

Approximate Area = 1012 sq ft / 94 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Waterfords. REF: 1188018



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) <b>A</b>			85
(91-91) <b>B</b>			
(69-80) <b>C</b>		69	
(54-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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