



Throgmorton Road | | Yateley | GU46 6FA

Price Guide £725,000 Freehold

Waterfords W
Residential Sales & Lettings

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Yateley | GU46 6FA
Price Guide £725,000

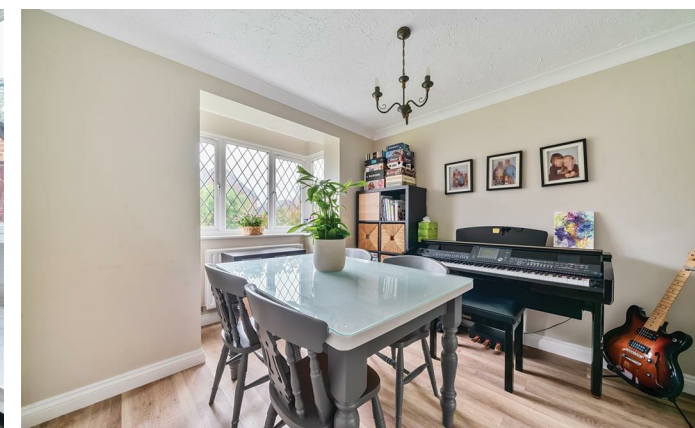
Welcome to Throgmorton Road, Yateley - a charming property that offers the perfect blend of space, comfort, and convenience. This delightful house boasts four good sized bedrooms, ideal for a growing family or those in need of extra space.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for entertaining guests or simply relaxing with loved ones. The re-fitted kitchen/breakfast room is a focal point of the home, offering a modern and stylish space to prepare delicious meals.

With two bathrooms, busy mornings will no longer be a hassle, ensuring everyone can get ready without any delays. The south-facing garden is a true gem, perfect for enjoying the sunny weather or hosting summer barbecues with friends and family.

Parking will never be an issue with space for up to four vehicles and a double garage, making coming home after a long day out a stress-free experience. Additionally, the property being offered with no onward chain means you can move in swiftly and start creating new memories in this wonderful home.

- Detached Family Home
- Two Reception Rooms
- Double Garage
- Four Good Sized Bedrooms
- Re- Fitted Kitchen/Breakfast Room
- South Facing Garden



Available to View
with Waterfords



Description

Offered for sale with no onward chain, this delightful detached family home is positioned a short distance from Waitrose and the doctors surgery. The property boasts four good sized bedrooms, master with en-suite and a family bathroom to the first floor. The ground floor includes a downstairs cloakroom, 22'5 living room, dining room with a bay window and re-fitted kitchen/breakfast room with separate utility room.

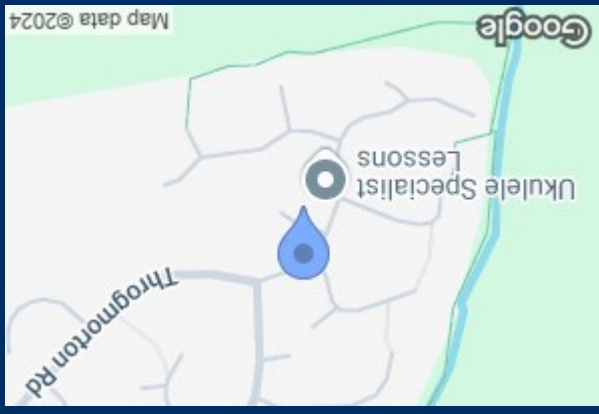
Outside

The private and secluded rear garden is South facing with a sun terrace ideal for alfresco entertaining. There is gated side access and the lawned area spans the width of the property continuing to the rear of the garage. To the front is a generous driveway leading to the double garage which has a roller door.

Location

The property is 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.

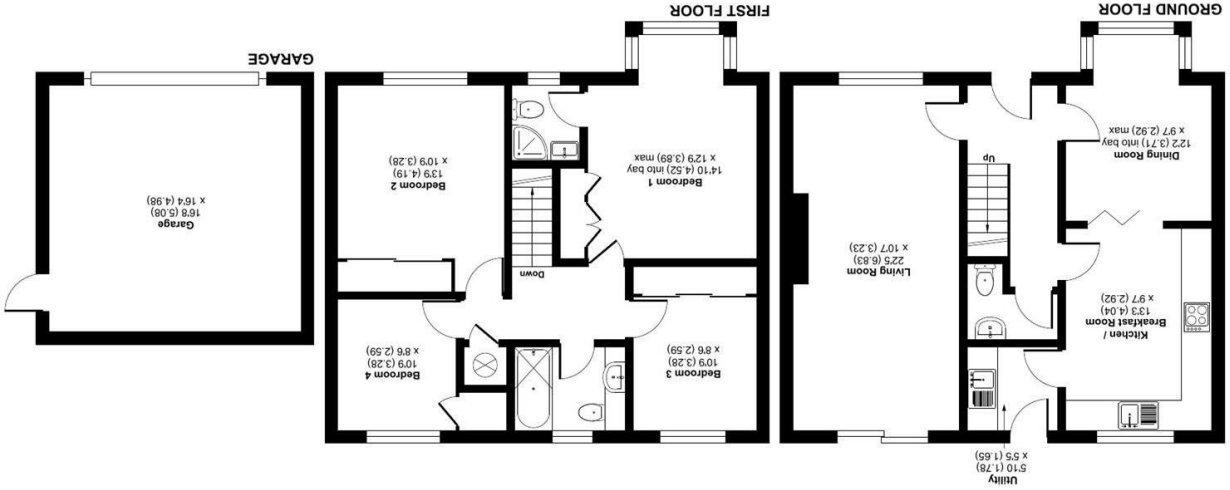




Energy Efficiency Rating	
Current	89
Potential	93

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (91-95)
Energy efficient	B (81-90)
Decent	C (69-80)
Needs improvement	D (55-68)
Low energy efficiency - higher running costs	E (39-54)
Very low energy efficiency - very high running costs	F (13-38)
Very poor energy efficiency - extremely high running costs	G (1-12)

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ndkcom 2024.
 Produced for Waterfords, REF: 1189075



Approximate Area = 1302 sq ft / 120.9 sq m
 Garage = 272 sq ft / 25.2 sq m
 Total = 1574 sq ft / 146.1 sq m
 For identification only - Not to scale

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