



Cranford Park Drive | Yateley | Hampshire | GU46 6JR

Guide Price £585,000

Freehold

*Waterford's* W  
Residential Sales & Lettings



Cranford Park Drive | Yateley  
Hampshire | GU46 6JR  
Guide Price £585,000

This property is either a refurbishment project or a new build opportunity as it has previously had lapsed planning permission for 2 semi-detached houses.

- Detached Bungalow
- Lapsed Planning Permission for 2 Semi Detached Houses
- Refurbishment Required
- Work Shop and Store
- Great Potential
- Decent size Plot
- No Onward Chain
- Large Open Plan Living Room
- Off Road Parking for Multiple Vehicles
- Set with in the Heart of Yateley Village





Available to view  
with Waterfords





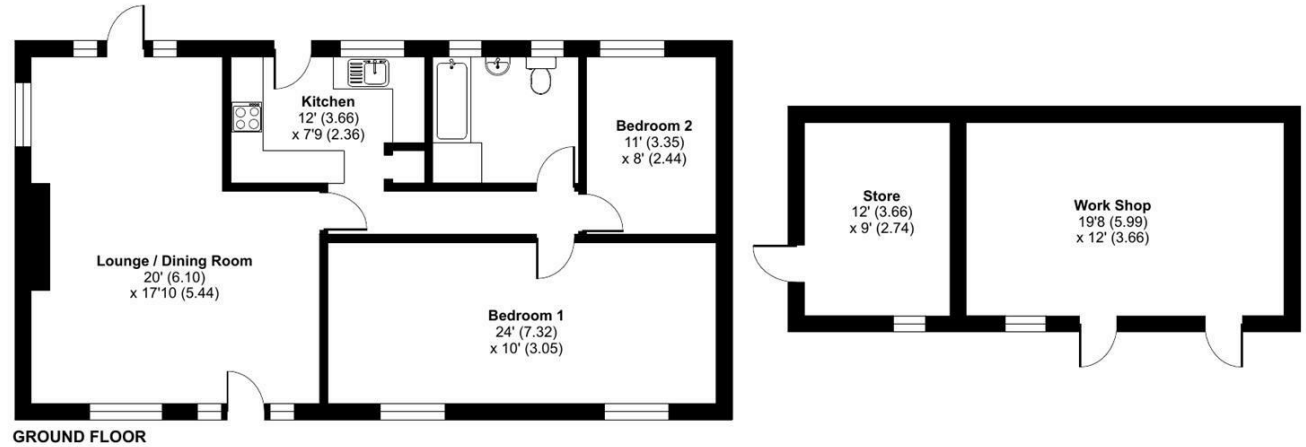
## Cranford Park Drive, Yateley, GU46

Approximate Area = 910 sq ft / 84.5 sq m

Outbuilding(s) = 343 sq ft / 31.9 sq m

Total = 1253 sq ft / 116.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Waterfords. REF: 1204378

**Waterfords**  
Residential Sales & Lettings

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

35 Plough Road  
Yateley  
Hampshire  
GU46 7UW  
01252 870222

yateley@waterfords.co.uk