



Willowford | | Yateley | GU46 6HQ

Asking Price £415,000

Freehold





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Yateley | GU46 6HQ  
Asking Price £415,000

Offered to the market with no onward chain just a stone throw from the village centre is this three bedroom semi detached family home.

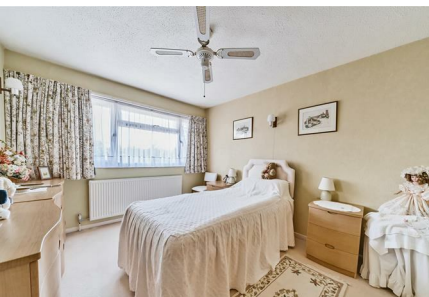
- Three bedroom semi detached family home
- No onward chain
- Lounge with separate dining area
- Quiet cul de sac location
- Walking distance of the village
- Kitchen with fitted oven and hob
- Family Bathroom
- Integral Garage
- Enclosed rear garden
- Driveway with parking

## Description

Located in a cul de sac within a short walk of the village Centre is this well presented three bedroom semi detached family home offered to the market with no onward chain. Accommodation comprises entrance porch leading to a spacious dining hall, separate living room which has access and views over the enclosed secluded rear garden, kitchen with fitted oven and hob. Upstairs there are three bedrooms and a family bathroom. Other features include gas central heating and double glazing.





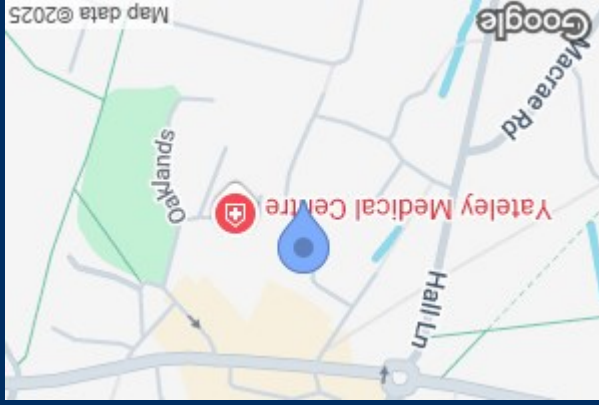


## Outside

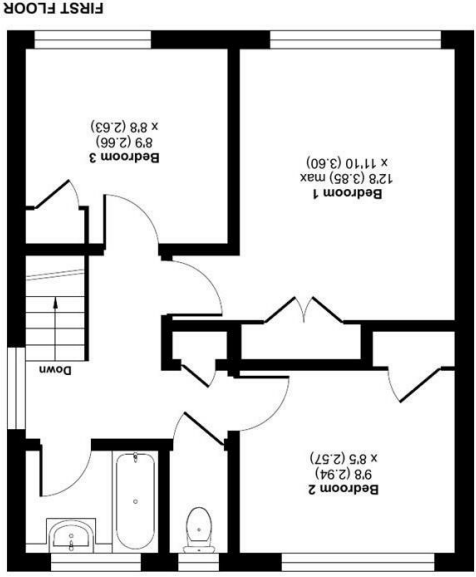
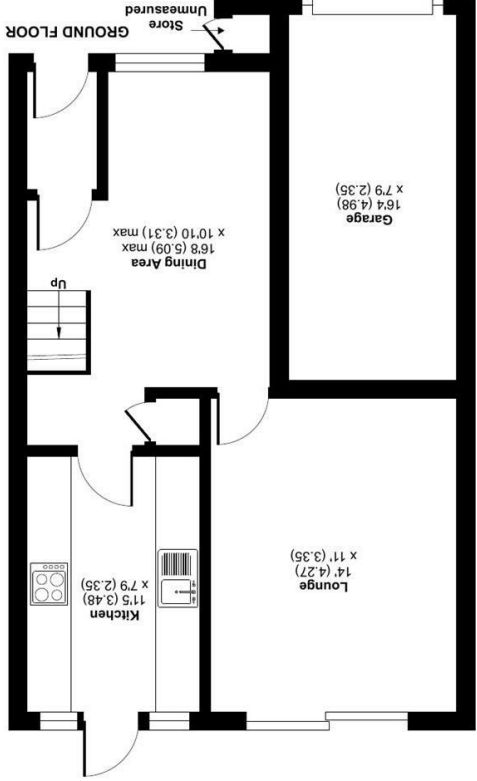
At the rear the garden has a paved patio area leading to a lawn with mature tree and shrub borders enclosed by fencing, and side access to the front. The front of the property has a driveway with off street parking for two cars leading to a integral garage.

## Location

Situated in a quiet cul-de-sac, just a short distance away from Yateley 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	87
Potential	71
EU Directive 2002/91/EC Not energy efficient - higher running costs A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	
Very energy efficient - lower running costs A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	



**Willowford, Yateley, GU46**  
 Approximate Area = 860 sq ft / 79.9 sq m (excludes store)  
 Garage = 123 sq ft / 11.4 sq m  
 Total = 983 sq ft / 91.3 sq m  
 For identification only - Not to scale

Waterford  
 Residential Sales & Lettings  
 Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
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