



Bramling Avenue | | Yateley | GU46 6NX

Asking Price £550,000

Freehold

Waterford's W
Residential Sales & Lettings

Bramling Avenue |
Yateley | GU46 6NX
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A well-presented, extended four double bedroom family home, featuring a large southerly-aspect rear garden and driveway parking for several cars.

- Four double bedrooms
- Large enclosed rear garden
- 14ft living room with feature fireplace
- Driveway with off street parking for several cars
- Kitchen/breakfast room
- Garden room with views over the rear garden
- Re fitted shower room
- Large utility area and storage area

Description

Situated on the sought-after Birds Development in the popular village of Yateley is this well-presented, extended four-bedroom semi-detached family home.

Accommodation comprises an entrance porch leading to the entrance hall with a downstairs cloakroom, a living room with double doors opening into the family room, and a garden room with a vaulted ceiling and views over the rear garden. There is a re-fitted 16ft kitchen/breakfast room with a separate utility room. Upstairs, there are four generous bedrooms and a re-fitted shower room. Other features include gas central heating, double glazing, and a good-sized, southerly-facing rear garden.





Location

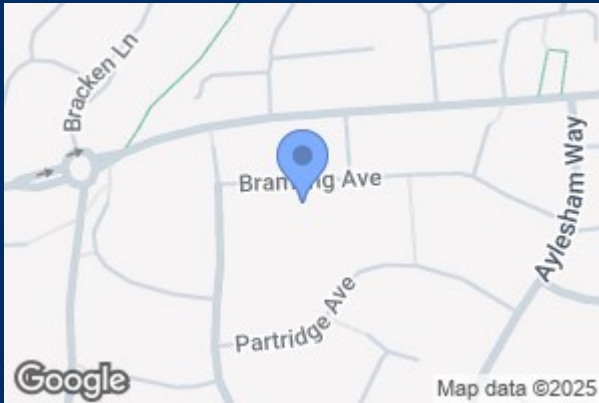
Bramling Avenue is a popular residential location, situated within walking distance of the well-regarded Yateley Middle and Senior Schools, as well as shops and other local amenities in the heart of Yateley.

Access to the M3 and M4 motorway links is within easy reach, providing convenient routes into London, and local bus services operate nearby.

Outside

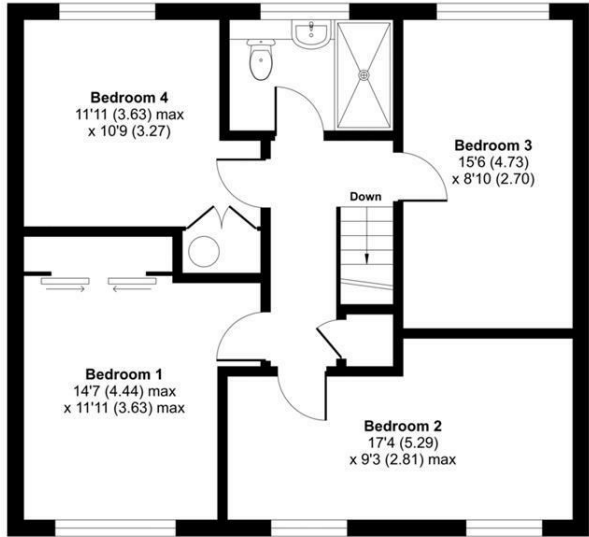
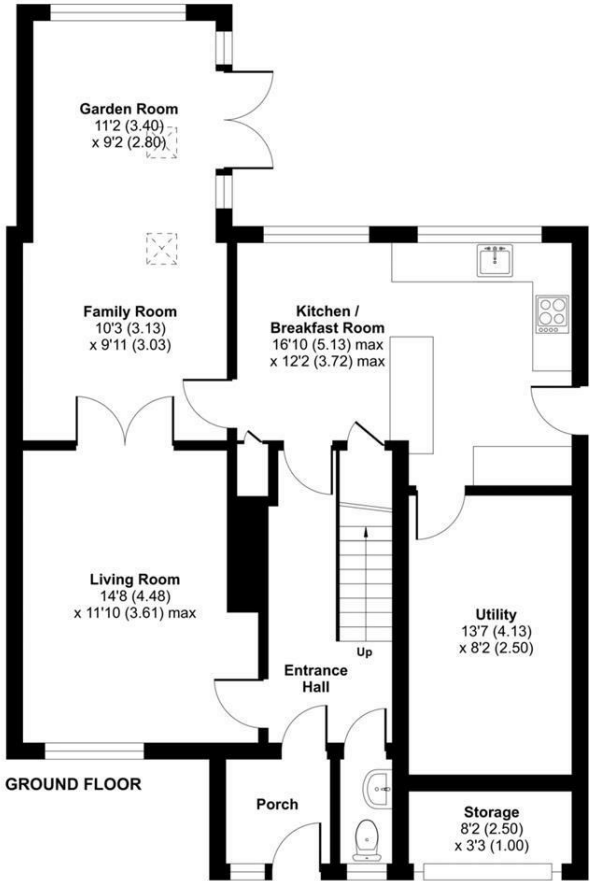
To the front, there is a block-paved driveway providing off-street parking for up to six cars, along with gated side access to the rear. The rear garden features a paved patio area leading to an extensive lawn, bordered by mature shrubs and fully enclosed by fencing. Additional features include a timber-built shed and a brick-built barbecue.





Bramling Avenue, Yateley, GU46

Approximate Area = 1554 sq ft / 144.4 sq m
Storage = 30 sq ft / 2.8 sq m
Total = 1584 sq ft / 147.2 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). © nichecom 2025. Produced for Waterfords. REF: 1277005



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

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