



£475,000

Waterford's
Residential Sales & Lettings

Lawford Crescent |
Yateley | GU46 6JX
£475,000

A two bedroom semi detached bungalow located close to Yateley town Centre.

Location

Positioned in a highly sought-after and quiet location, this property offers easy access to Yateley town centre, local schools, amenities, and excellent travel links to surrounding towns and villages by road and rail, including access to the M3 and M4 motorways.

Description

Situated in a popular location is this well presented two bedroom semi detached bungalow. Accommodation comprises of a entrance hall , living room, modern kitchen, two double bedrooms, family bathroom, and spacious 18ft conservatory opening up to the large rear garden. Outside at the front their is a block paved driveway with off street parking for several vehicles leading to a garage.

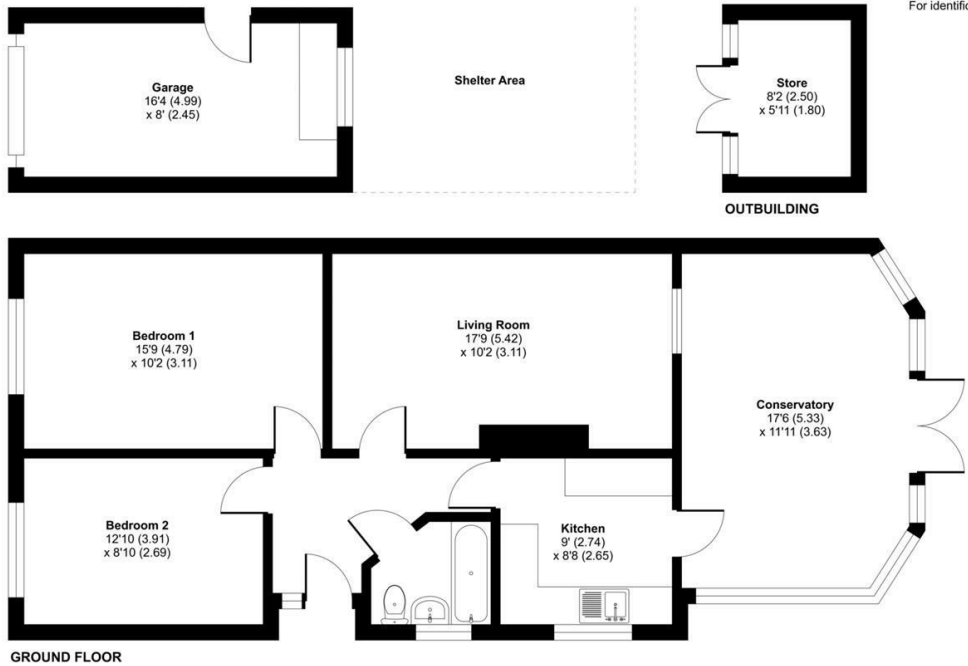






Lawford Crescent, Yateley, GU46

Approximate Area = 858 sq ft / 79.7 sq m
Garage = 132 sq ft / 12.2 sq m
Outbuilding = 48 sq ft / 4.4 sq m
Total = 1038 sq ft / 96.3 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: 1296077



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		90
(81-91) B		
(109-80) C	74	
(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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