



Hilltop View | | Yateley | GU46 6LZ

Asking Price £550,000

Freehold

Waterfords W
Residential Sales & Lettings

Hilltop View |
Yateley | GU46 6LZ
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Waterfords are delighted to present this spacious four-bedroom detached family home, offering delightful views over open fields to the rear, a modern refitted kitchen, ample driveway parking, and an integral garage. The property is offered to the market with no onward chain.

- Detached home
- Four spacious bedrooms, three with fitted storage
- Modern four-piece family bathroom and refitted downstairs cloakroom
- Modern refitted kitchen
- Rear garden with fantastic views of the school playing fields
- Integral garage
- Ample driveway parking
- No onward chain

Location

The property is ideally situated, enjoying an elevated position in this popular crescent, within walking distance of local shops and schools. Frequent bus services nearby provide convenient travel to the towns of Camberley, Bracknell, and Farnborough. Junction 4 of the M3 is just a short drive away, offering access to London and the South. Farnborough and Fleet mainline stations are also a short drive away and provide fast services to London Waterloo. Yateley Common is just a few minutes' walk from the property, offering miles of scenic countryside ideal for walking.





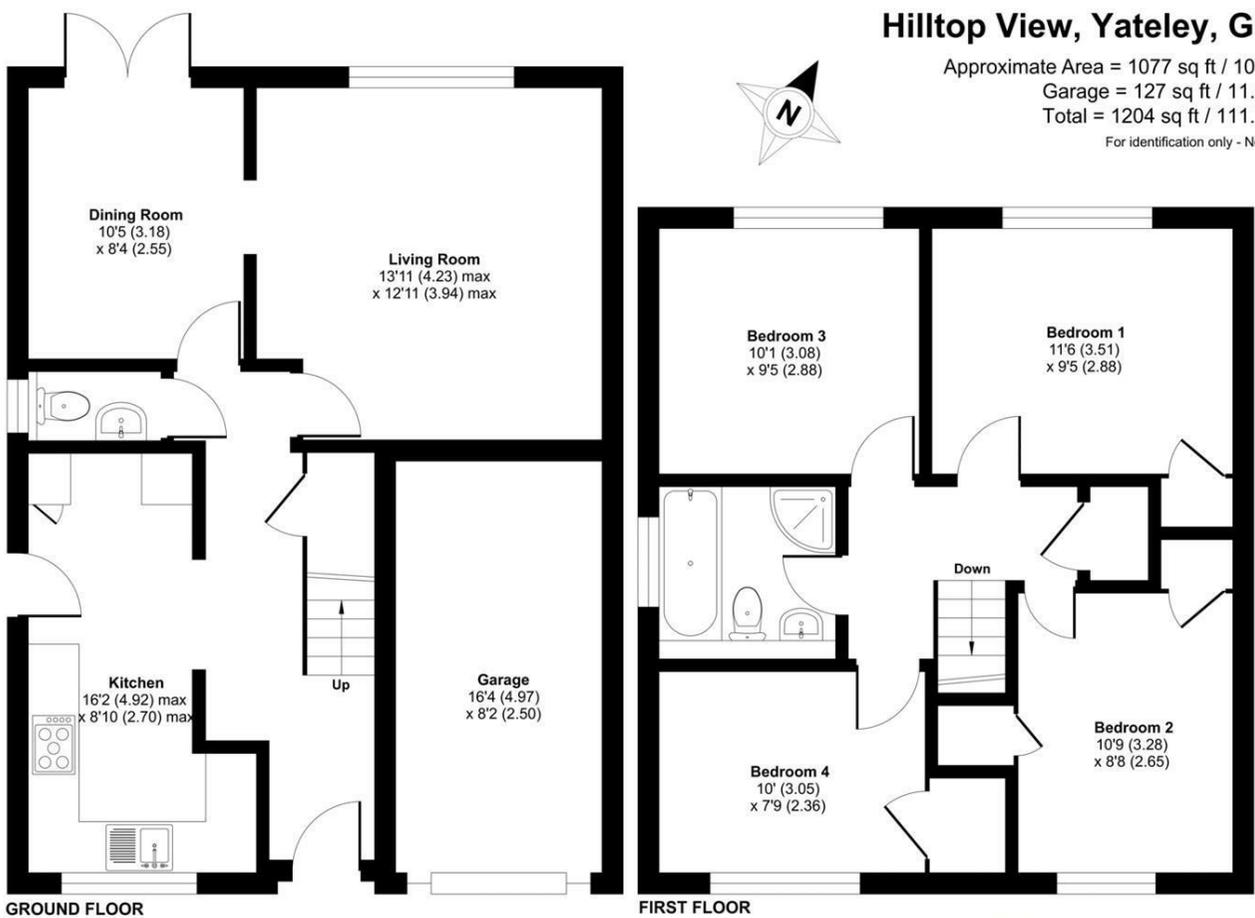
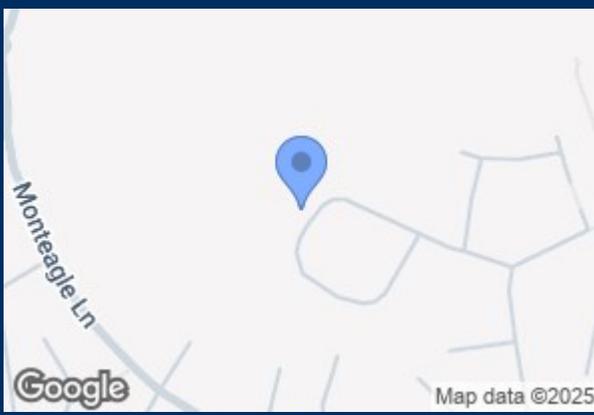
Description

Accommodation comprises an entrance hallway with a storage cupboard under the stairs, a modern refitted kitchen at the front with a door leading to the side access, and a recently fitted downstairs cloakroom. The dining room offers views of the rear garden and open fields beyond, while the living room also enjoys views of the garden and open fields. Upstairs, there are four spacious bedrooms, accompanied by a modern four-piece family bathroom.

Outside

To the rear, the garden features a paved patio area leading to a lawn with a large modern storage shed. The garden is enclosed by fencing and overlooks open fields. There is also side access. At the front, a driveway provides parking for multiple vehicles and leads to an integral garage.





Hilltop View, Yateley, GU46

Approximate Area = 1077 sq ft / 100 sq m
 Garage = 127 sq ft / 11.7 sq m
 Total = 1204 sq ft / 111.7 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. Waterfords Residential Sales & Lettings.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			77
(69-80) C			
(54-68) D		59	
(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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