



Aylesham Way | | Yateley | GU46 6NU

£500,000

Freehold

Waterford's W
Residential Sales & Lettings

Aylesham Way |
Yateley | GU46 6NU
£500,000

A beautifully presented three bedroom semi detached family home.

- Sought After Estate Location
- Excellent Condition throughout
- Family Room/Home Office
- Driveway Parking For 3 Cars
- Stunning Open Plan Kitchen
- Three bedrooms semi detached
- Modern fitted bathroom
- Walking Distance To Schools For All Ages

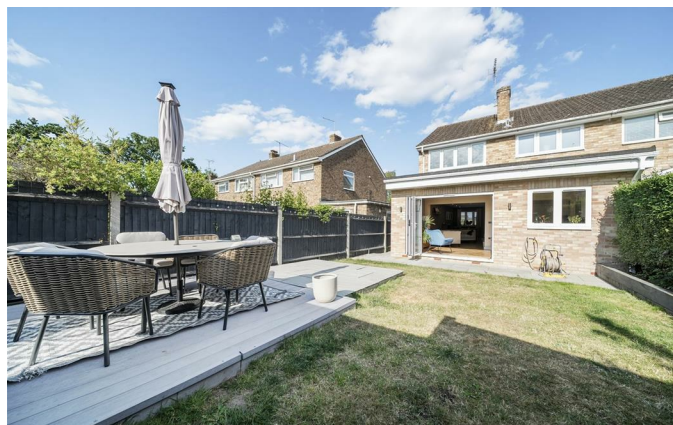
Location

Aylesham Way 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.

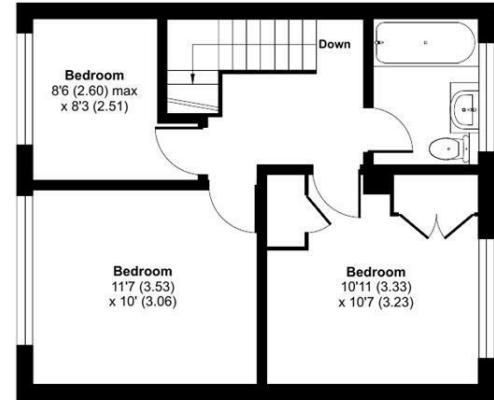
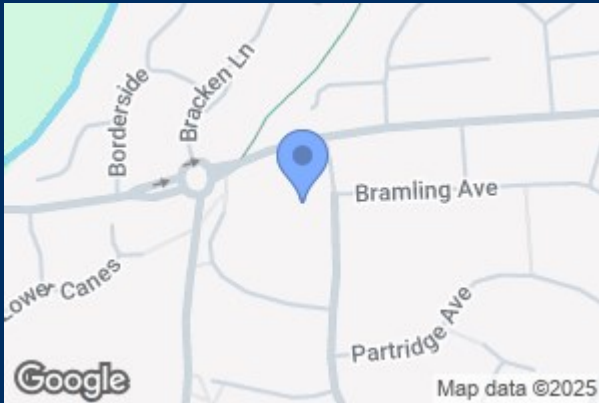
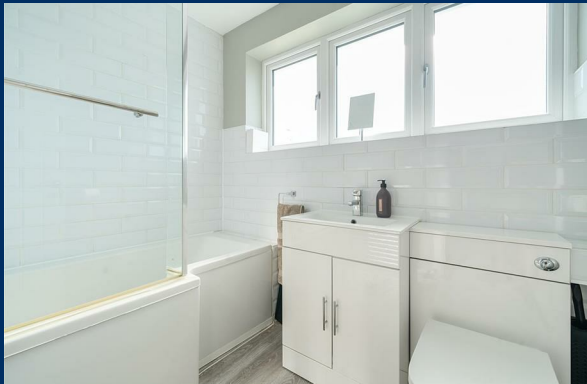
Description

Situated on the sought-after Birds Development in the popular village of Yateley is this well-presented,

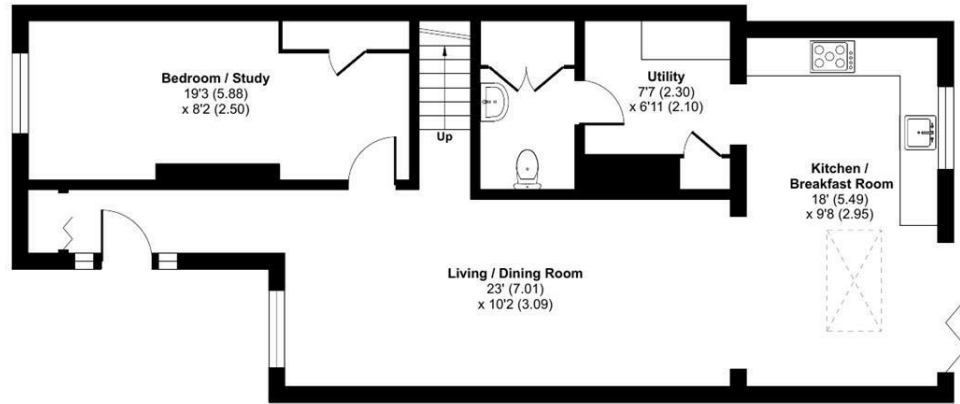




three-bedroom semi-detached family home. Accommodation comprises entrance with built in storage cupboard, 24ft lounge/dining room leading to a open plan re fitted kitchen/breakfast room, separate utility room and ,downstairs cloakroom, there is also a 19ft family room/ office which could be bedroom four. Upstairs are three bedrooms and a modern fitted family bathroom. To the front, there is a gravel driveway providing off-street parking for up to three cars, along with gated side access to the rear. The rear garden features two patio areas leading to an extensive lawn, fully enclosed by fencing and some hedging. Additional features include a timber-built shed.



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Waterfords. REF: 1304223

Waterfords
Residential Sales & Lettings

Aylesham Way, Yateley, GU46

Approximate Area = 1219 sq ft / 113.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(112 plus) A		
(81-111) 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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