



Hall Farm Crescent | | Yateley | GU46 6HT

£500,000

Freehold



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Yateley | GU46 6HT
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Offering versatile accommodation in a sought-after residential area within walking distance of Yateley town centre, this well-presented three-bedroom chalet-style family home provides flexible living space, making it ideal for a range of buyers.

- Three-bedroom chalet-style home offering versatile accommodation.
- Two separate reception rooms, one with direct access to the rear garden.
- Two first-floor bedrooms served by a fitted shower room.
- Driveway providing off-street parking for up to three vehicles, plus additional shingle parking.
- Refitted modern kitchen with fitted oven and hob.
- Ground floor principal bedroom and contemporary family bathroom.
- Enclosed rear garden with paved patio, lawn, side access, and garage.
- Sought after, peaceful location close to Yateley town centre.





Description

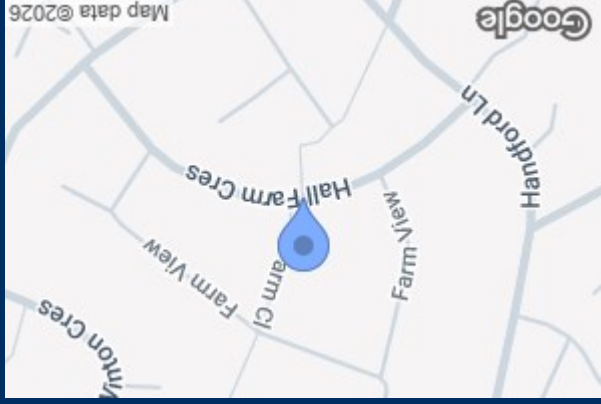
A well-presented three-bedroom chalet-style home offering versatile and spacious accommodation throughout.

The property is entered via a welcoming entrance hall, which leads to a refitted kitchen. To the rear are two separate reception rooms, one of which benefits from direct access to the enclosed, southerly facing rear garden. Bedroom one is situated on the ground floor at the front of the property, alongside a modern family bathroom.

The first floor comprises two further bedrooms and a fitted shower room, providing flexible living arrangements suitable for families, guests, or those working from home.

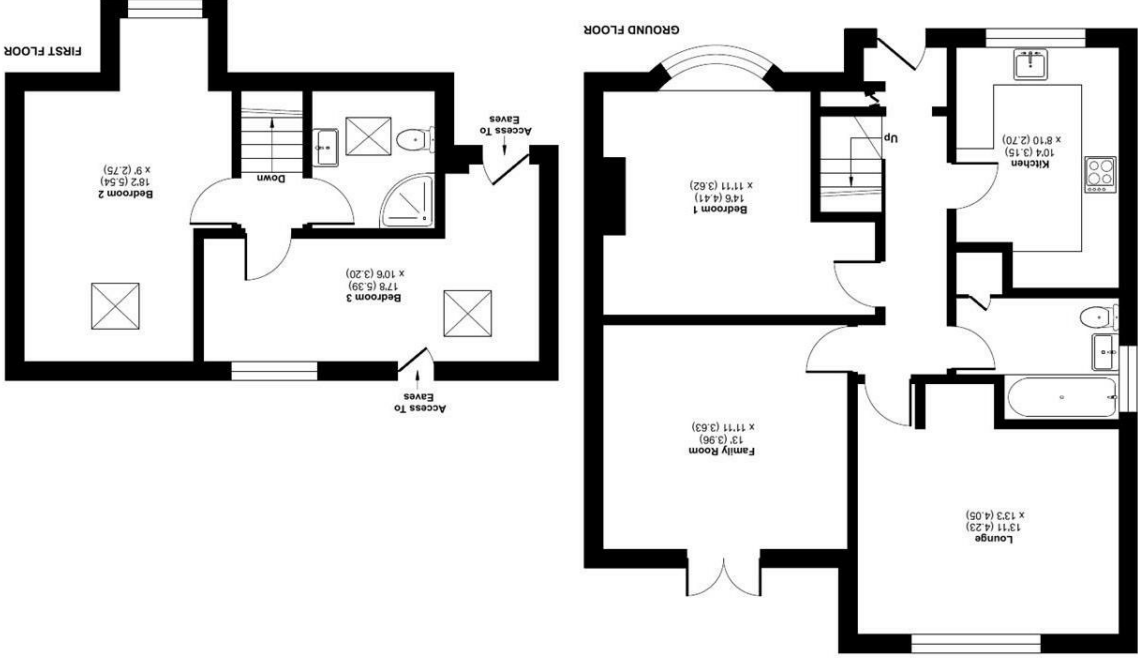
Outside, the rear garden features a paved patio leading to a well-maintained lawn, all enclosed by timber fencing with gated side access and a personnel door to the garage. To the front, there is an attractive lawn with mature shrub borders, a driveway providing off-street parking for up to three vehicles, and an additional shingle parking area leading to a 20ft garage with up and over door.

Situated in a highly sought-after and peaceful location, the property is conveniently positioned close to Yateley town centre, well-regarded local schools, everyday amenities, and excellent transport links. Both the M3 and M4 motorways are easily accessible, while nearby rail services provide convenient connections to surrounding towns, villages, and London.



Energy Efficiency Rating	
Current	76
Potential	86
EU Directive 2002/91/EC Not energy efficient - higher running costs 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)

Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential).
 Produced for Waterfords. REF: 1495321
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Hall Farm Crescent, Yateley, GU46
 Approximate Area = 1155 sq ft / 107.3 sq m
 Garage = 183 sq ft / 17 sq m
 Total = 1338 sq ft / 124.3 sq m
 For identification only - Not to scale

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