



Bartons Drive | Yateley | Hampshire | GU46 6DP

Offers In Excess Of £435,000

Freehold

*Waterfords* W  
Residential Sales & Lettings

Bartons Drive | Yateley  
Hampshire | GU46 6DP  
Offers In Excess Of £435,000

A beautifully renovated three-bedroom semi-detached home with a modern kitchen/dining room, front and rear gardens, and a nearby garage.

- Three bedroom semi detached home
- Modern refitted kitchen/dining room
- Garage
- Refurbished throughout to a high standard
- Generous front and rear gardens
- Sought-after location

## Location

Situated in a sought-after location, this property is conveniently close to local amenities, schools, and transport links. Bartons Drive is a popular residential area, with well-regarded infant and junior schools both within walking distance, along with local shops and the Post Office on Tudor Drive. The property is also within easy reach of the centre of Yateley. The M3 is just a short drive away, and for travel by train, both Fleet and Farnborough stations are nearby, offering fast services to London Waterloo. For outdoor enthusiasts, Yateley Common provides miles of excellent walking routes close by.



## DECEPTIVELY SPACIOUS FAMILY HOME



### Description

The accommodation begins with a welcoming porch leading into entrance hall. From here, you'll find a generous living room featuring a charming bay window, which flows seamlessly into an impressive, recently refitted kitchen/dining room with direct access to the rear garden, perfect for both everyday living and entertaining.

Upstairs, a spacious landing provides access to three well-proportioned bedrooms, two of which are comfortable doubles, along with a stylish, modern refitted family bathroom.

### Outside

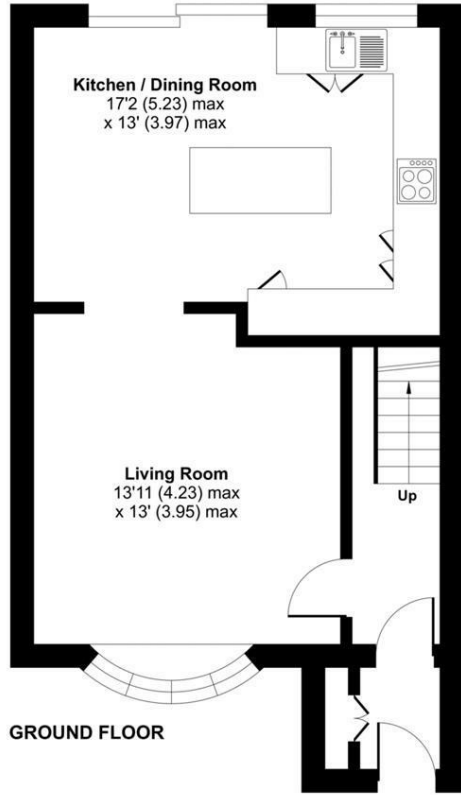
The front garden is predominantly laid to lawn, providing an attractive approach, and benefits from gated side access leading to the rear garden. The rear garden is well arranged, featuring a spacious patio area ideal for outdoor dining and entertaining, alongside a lawned area perfect for families or keen gardeners. In addition, the property benefits from a garage located in a nearby block.



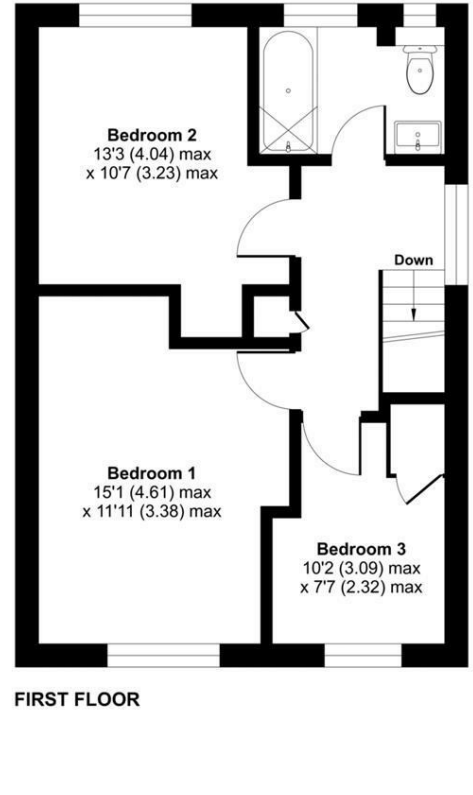


# Bartons Drive, Yateley, GU46

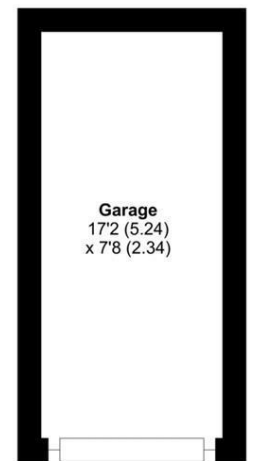
Approximate Area = 929 sq ft / 86.3 sq m  
 Garage = 132 sq ft / 12.2 sq m  
 Total = 1061 sq ft / 98.5 sq m  
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



GARAGE

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Waterfords. REF: 1439858



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(112 plus) <b>A</b>	87
(91-111) <b>B</b>	
(69-90) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(13-54) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>60</b>	
England & Wales	EU Directive 2002/91/EC

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