



Ryves Avenue | | Yateley | GU46 6FB

£400,000

Freehold





Ryves Avenue |  
Yateley | GU46 6FB  
£400,000

A three-bedroom end-of-terrace home featuring driveway parking, a garage, a downstairs cloakroom, and a generous south-facing garden.

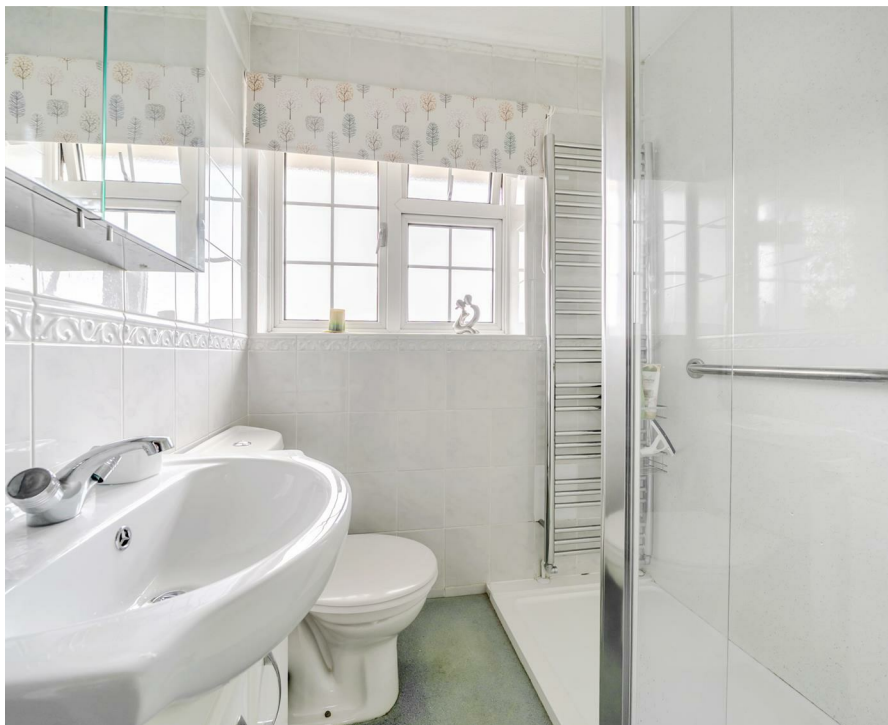
- Three bedrooms
- Living/dining room
- Southerly facing rear garden
- Re fitted shower room
- Garage and driveway
- Kitchen
- Downstairs cloakroom
- Cul de sac location

## Location

The property is located just a short walk from Waitrose and a short distance from the town centre, which features a number of independent cafés, pubs, and shops, including an award-winning butcher and fishmonger. Yateley is ideal for those who commute regularly, with Junction 4a of the M3 and Junction 11 of the M4 just a few minutes' drive away. Access to London and other key destinations is also convenient, with Farnborough and Fleet railway stations a short drive away, offering fast links to London Waterloo. Sandhurst and Blackwater railway stations are also nearby, with lines to Reading and Gatwick. Yateley is perfect for those who enjoy walking, with scenic countryside close by, including Horseshoe Lake and Yateley Common.





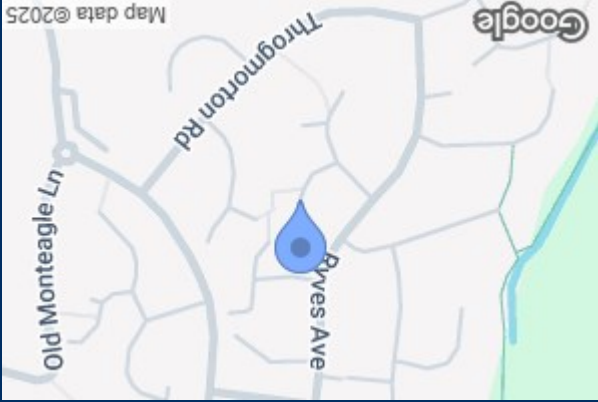
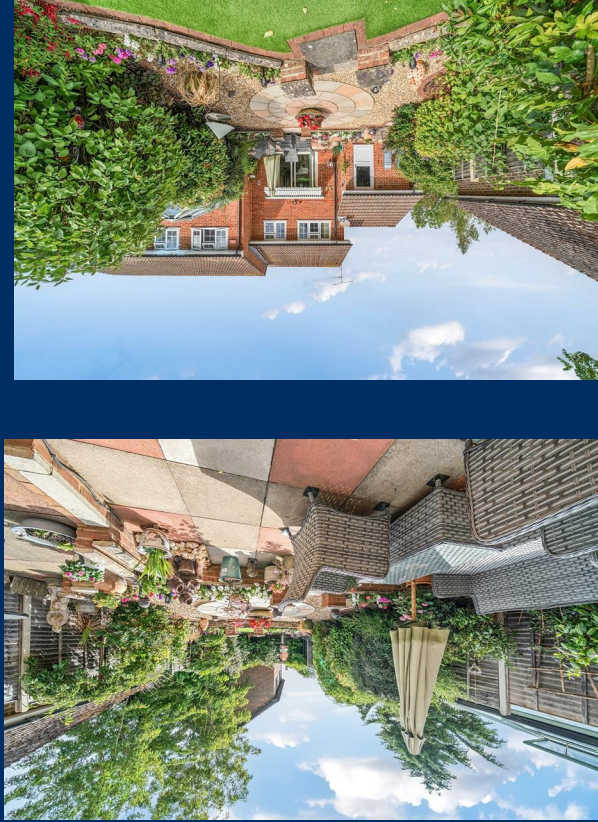


## Description

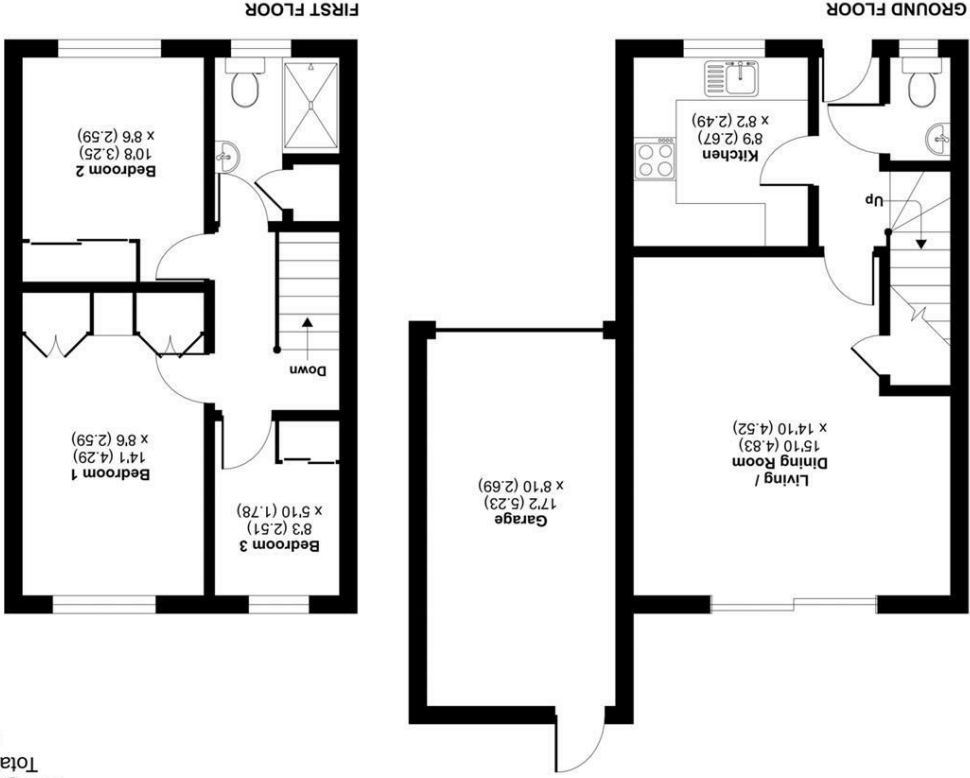
Constructed by Charles Church to the Gresham design, this three-bedroom end-of-terrace freehold house features a generous open-plan lounge/diner with views over the attractive, south-facing rear garden. A separate kitchen is located at the front of the home, benefitting from fitted eye-level and base-level units, with space for appliances. A downstairs cloakroom and stairs to the first floor are situated just off the entrance hall. Upstairs, there are two double bedrooms and one single bedroom, all served by a refitted shower room.

## Outside

The beautifully maintained rear garden includes two feature patio areas leading to a lawn bordered by a variety of well-stocked flower and shrub beds, all enclosed by fencing. The property also benefits from gated side access and a personal door to the garage. To the front, there is a driveway providing off-street parking.



Energy Efficiency Rating	
Current	Potential
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	F
F	E
E	D
D	C
C	B
B	A
A	
Very energy efficient - lower running costs	
England & Wales	



**Ryves Avenue, Yateley, GU46**

Approximate Area = 746 sq ft / 69.3 sq m  
Garage = 152 sq ft / 14.1 sq m  
Total = 898 sq ft / 83.4 sq m

For identification only - Not to scale

ⓘ Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential).  
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