

Lower Canes | Yateley | GU46 6PY

Asking Price £500,000

Freehold

Waterfords
Residential Sales & Lettings

Lower Canes |
Yateley | GU46 6PY
Asking Price £500,000

WATERFORDS A beautifully presented three-bedroom home featuring an impressive extended kitchen/dining/family room, a downstairs cloakroom, utility room, garage, and generous driveway parking. Offered to the market with no onward chain.

- Three bedroom home
- Extended kitchen/dining/family room
- Downstairs cloakroom and utility room
- Modern shower room
- Garage and ample driveway parking
- No onward chain

Location

Lower Canes is a quiet residential cul-de-sac just off Firgrove Road, ideally positioned in the heart of Yateley. The location provides excellent day-to-day convenience, with a Waitrose, Boots pharmacy and a selection of local shops only a short stroll away. Families are well catered for, thanks to the close proximity of highly regarded schools including Westfields Infant and Junior Schools and Yateley School, while Monteagle Surgery offers nearby healthcare provision. Commuters benefit from easy access to the M3 and M4, giving straightforward routes into London. Local bus services operate close by, and rail connections to the capital and beyond are available from Farnborough and Fleet, both offering fast services to London Waterloo. Sandhurst and Blackwater stations are also within easy reach, providing links to Reading and Gatwick Airport.

















Description

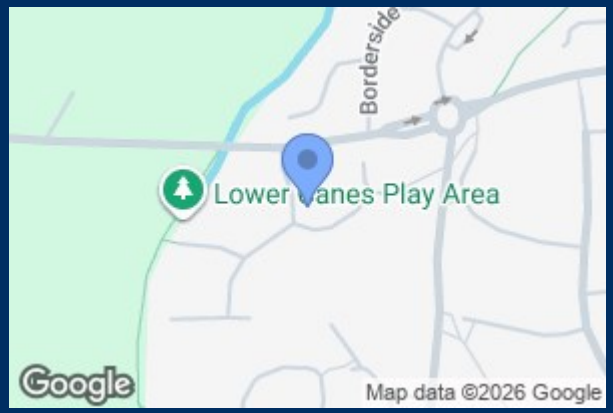
Accommodation includes a convenient downstairs cloakroom, a bright and airy living room featuring a large bay window and fitted storage, and a separate utility room. To the rear, an impressive extended kitchen/dining/family room offers excellent living space, enhanced by roof windows in the dining area and patio doors opening onto the garden. Upstairs, the property provides three generous bedrooms and a modern shower room.

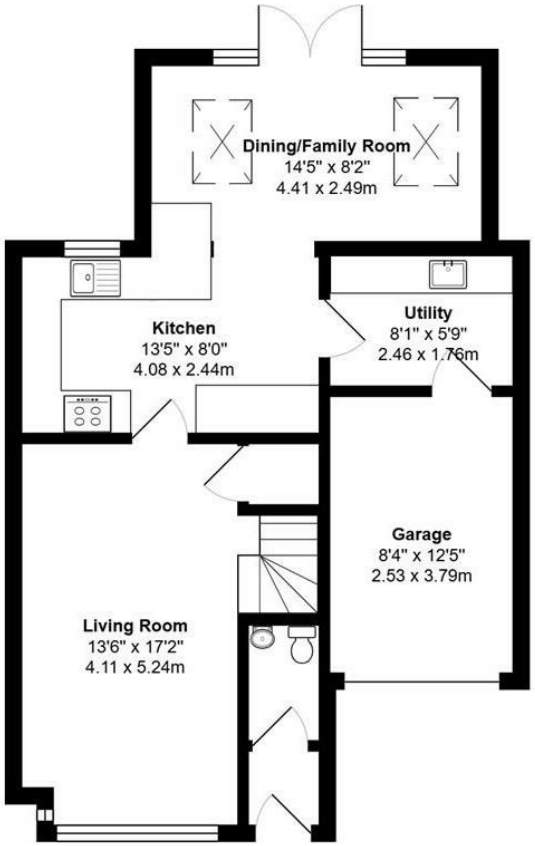
Outside

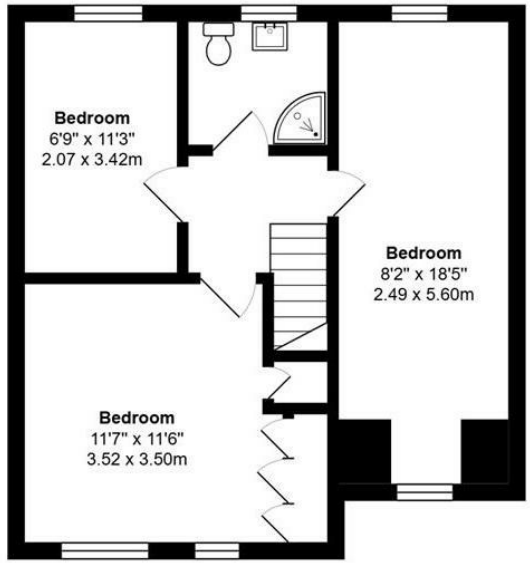
To the front, the property benefits from ample driveway parking leading to the garage. To the rear, there is a fully enclosed garden, predominantly laid to lawn, complemented by a spacious patio area ideal for outdoor entertaining.



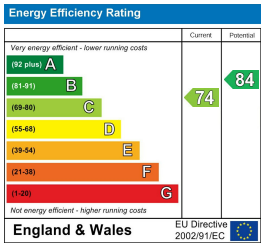








Total Area: 1114 ft² ... 103.5 m²



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