



Dickens Way | | Yateley | GU46 6XX

Asking Price £585,000

Freehold

Waterford's W
Residential Sales & Lettings

Dickens Way |
Yateley | GU46 6XX
Asking Price £585,000

Offered to the market is this well presented four bedroom family home located on the popular Poets Estate.

- Detached four bedroom family home
- Kitchen with fitted oven and hob
- Separate utility room
- Family bathroom
- Enclosed rear garden
- 24ft lounge with dining area
- Breakfast room
- Master bedroom with ensuite shower room
- Garage store
- Off street parking

Location

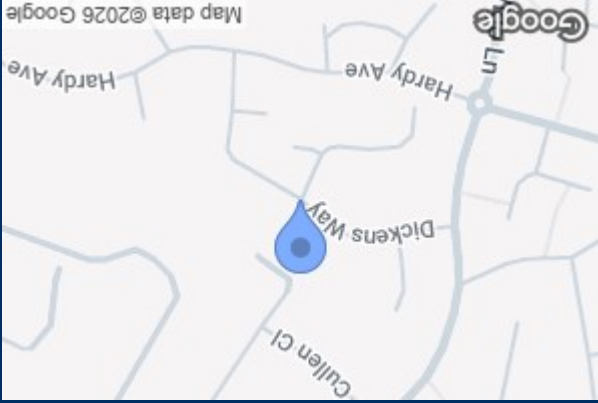
The property is situated within the popular Poets development and is in close proximity to shops, including Waitrose and Boots Chemist, as well as a doctor's surgery, bus routes, and well-regarded local schools. Rail links from Fleet and Blackwater stations, access to the M3, and Yateley Common are also nearby.





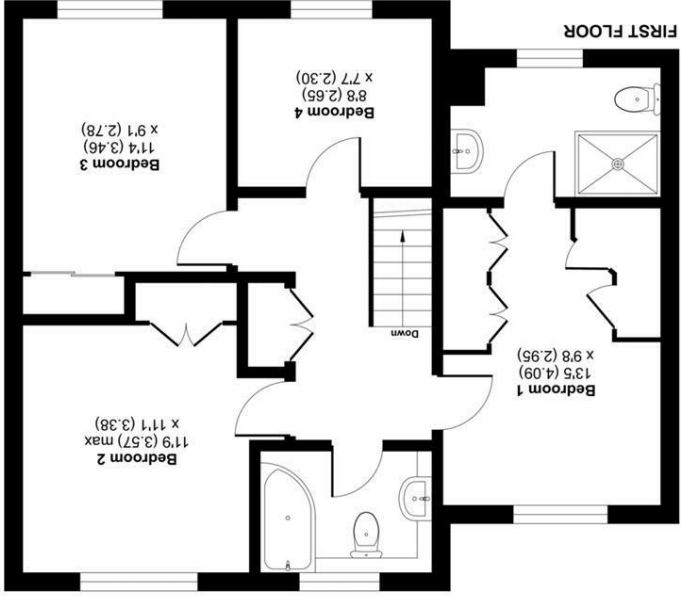
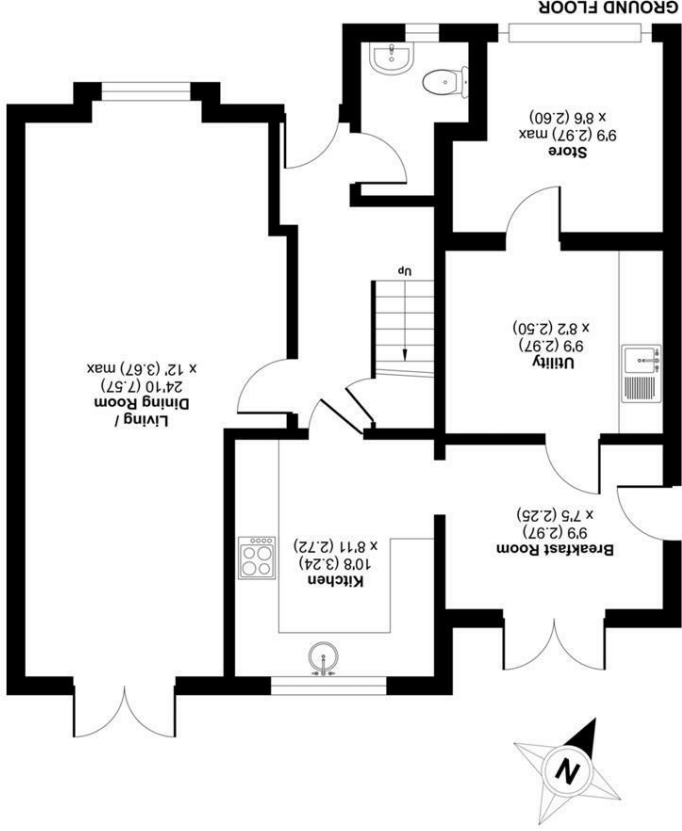
Description

Accommodation comprises an entrance hallway with understairs storage and a downstairs cloakroom, a 24ft living/dining room with a feature fireplace surround, and a fitted kitchen with a separate breakfast room. There is also a utility room. Upstairs, there are four generous bedrooms, one with an en suite shower room, and a modern family bathroom. Outside, to the rear, there is an enclosed garden with mature shrubs and trees, as well as gated side access. At the front, the property has a driveway providing off-street parking, leading to a store.



Energy Efficiency Rating	
Current	71
Potential	77
Energy Efficiency Rating	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
A	(92-100)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Not energy efficient - lower running costs	

Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential).
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025.
Produced for Waterfords. REF: 1324928
Waterfords
Residential Sales & Lettings



Dickens Way, Yateley, GU46
Approximate Area = 1293 sq ft / 120.1 sq m
Store = 73 sq ft / 6.7 sq m
Total = 1366 sq ft / 126.8 sq m
For identification only - Not to scale

35 Plough Road
Yateley
Hampshire
GU46 7UW
01252 870222
yateley@waterfords.co.uk