



Old Monteagle Lane | Yateley | Hampshire | GU46 6LX

£585,000

Freehold

*Waterford's* W  
Residential Sales & Lettings

Old Monteagle Lane | Yateley  
Hampshire | GU46 6LX  
£585,000

An immaculately presented, non-estate four-bedroom, two-bathroom detached family home featuring three reception rooms, a conservatory, and driveway parking.

- Four bedroom detached home
- Refitted kitchen/breakfast room
- Refitted bathrooms
- Private rear garden
- Three reception areas
- Non estate location
- Conservatory
- Well presented



## Location

The property is set in a non-estate position and is within close proximity to a range of local amenities, including shops such as Waitrose and Boots Chemist, a doctor's surgery, bus routes, and well-regarded local schools. Rail links from Fleet and Blackwater stations, along with access to the M3, are also close by, as well as Yateley Common.



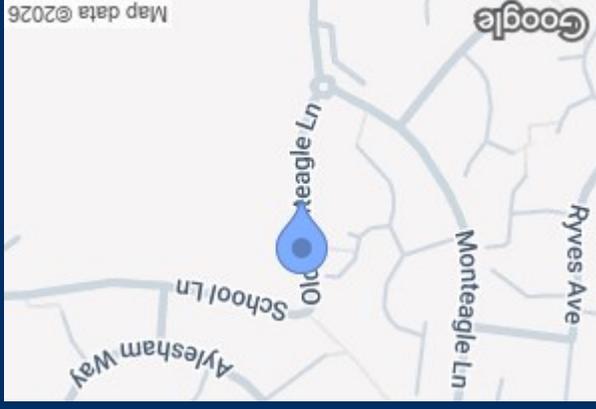


## Outside

Externally, the property benefits from driveway parking to the front, providing access to the part-converted garage. Side access leads to the rear garden, which enjoys a sunny aspect and is fully enclosed by wood panel fencing. The garden offers a good degree of privacy and includes a garden shed with power.

## Description

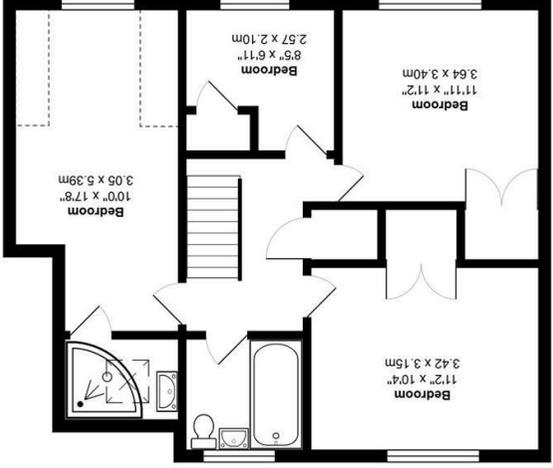
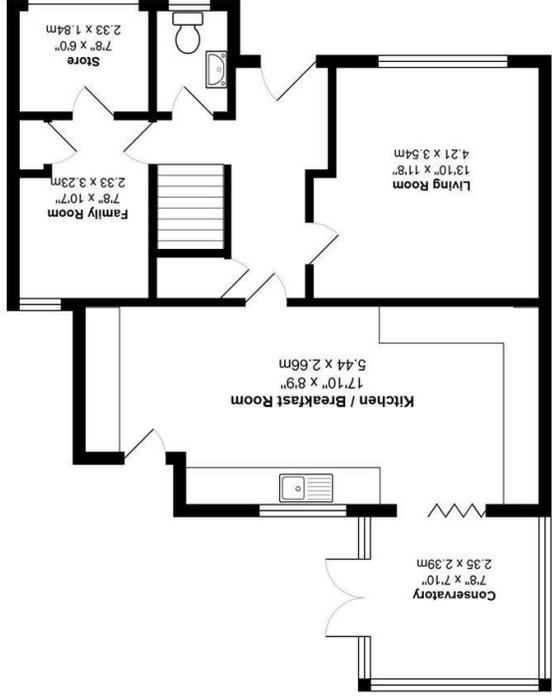
Situated in this popular location near Yateley School, this four-bedroom detached home offers spacious family accommodation throughout. The property is offered for sale in good condition and is ideally located close to all local amenities. The accommodation comprises an entrance hallway, downstairs cloakroom, front-aspect living room, dining room with folding doors leading to the uPVC conservatory, and a refitted kitchen with an additional storage area. The garage has been partly converted to create a family room, with a storage area retained to the front. Stairs lead to the first-floor landing, where there are four good-sized bedrooms, including an en-suite, together with a family bathroom. Further benefits include gas central heating, uPVC double glazing, a private rear garden, and ample off-road parking to the front. Internal viewings are highly recommended to fully appreciate all that this property has to offer.



Energy Efficiency Rating	
Current	Potential
83	91

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 points)
Energy efficient	B (81-91)
Decent	C (69-80)
Needs improvement	D (55-68)
Low energy efficient - higher running costs	F (39-54)
Very low energy efficient - higher running costs	G (1-38)



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