



Walnut Close | | Yateley | GU46 6DA

Asking Price £450,000

Freehold

*Waterford's* W  
Residential Sales & Lettings



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Yateley | GU46 6DA  
Asking Price £450,000

Offered to the market with no onward chain is this four bedroom semi detached family home.

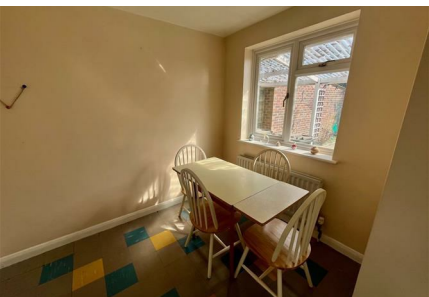
- 3/4 Bedrooms
- 17ft kitchen/breakfast room
- 1/2 reception rooms
- Gas central heating
- Double glazing
- No onward chain
- Large rear garden
- Family Bathroom
- Garage and off street parking
- In need of modernisation

## Description

In need of modernisation and offered to the market with no onward chain is this spacious four bedroom semi-detached family home with three double bedrooms and a bathroom on the first floor and a fourth double bedroom on the ground floor. Also on the ground floor is an entrance hall, ground floor cloakroom, living room and a kitchen/breakfast room. Also, the property benefits from gas central heating and double glazing.







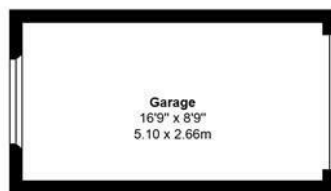
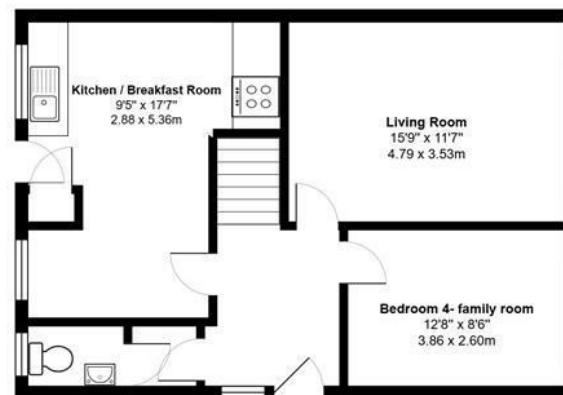
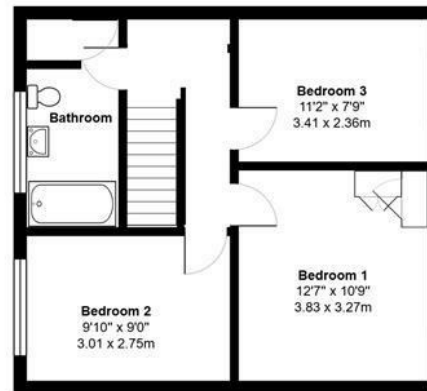
## Location

The property enjoys a sought after location in one of the very popular cul-de-sacs in Yateley and a short distance from the town, local shops and schools. There are frequent bus services close by for travel to a number of towns including Camberley, Farnborough and Bracknell. The M3 is just a short drive providing fast travel to London and the south. Farnborough and Fleet stations provides fast services to London Waterloo and the south.

## Outside

The property is approached via its own driveway with off street parking leading to a single garage with up and over door. The rear garden comprises patio area with side access to driveway, steps up to a lawn area with mature scrubs and trees enclosed by fencing.





Total Area: 1332 ft² ... 123.8 m²  
All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>67</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>G</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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