



Bramling Avenue | | Yateley | GU46 6NX

£600,000

Freehold

*Waterfords* W  
Residential Sales & Lettings

Bramling Avenue |  
Yateley | GU46 6NX  
£600,000

Offered to the market with no onward chain located on the popular Birds development is this 4 bedroom detached family home.

- Four bedroom detached house
- Three reception rooms
- Downstairs cloakroom with shower
- Driveway with off street parking
- Popular Birds development location
- Kitchen with useful storage room
- Double glazing throughout
- Family bathroom

## Location

Bramling Avenue is a popular residential location, situated within walking distance of the well-regarded Yateley Middle and Senior Schools, as well as shops and other local amenities in the heart of Yateley. Access to the M3 and M4 motorway links is within easy reach, providing convenient routes into London, and local bus services operate nearby. Rail access to London and other major destinations is available via Farnborough and Fleet stations, both providing fast services to London Waterloo. Sandhurst and Blackwater stations are also close by, offering connections to Reading and Gatwick Airport.

## Description





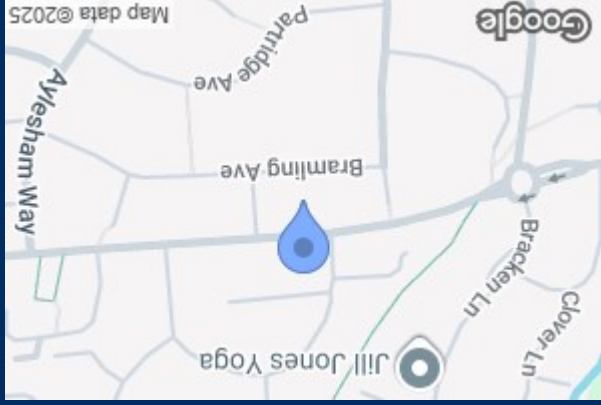
## No Onward Chain

Offered to the market for the first time in over 30 years, this detached four-bedroom family home is located on the highly sought-after Birds Development in the popular village of Yateley.

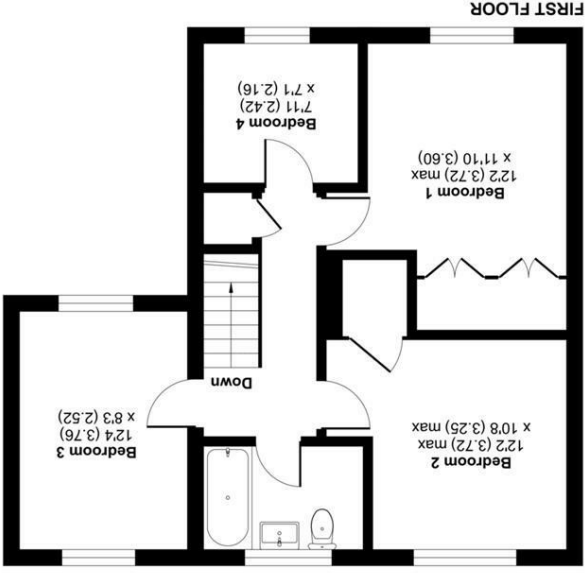
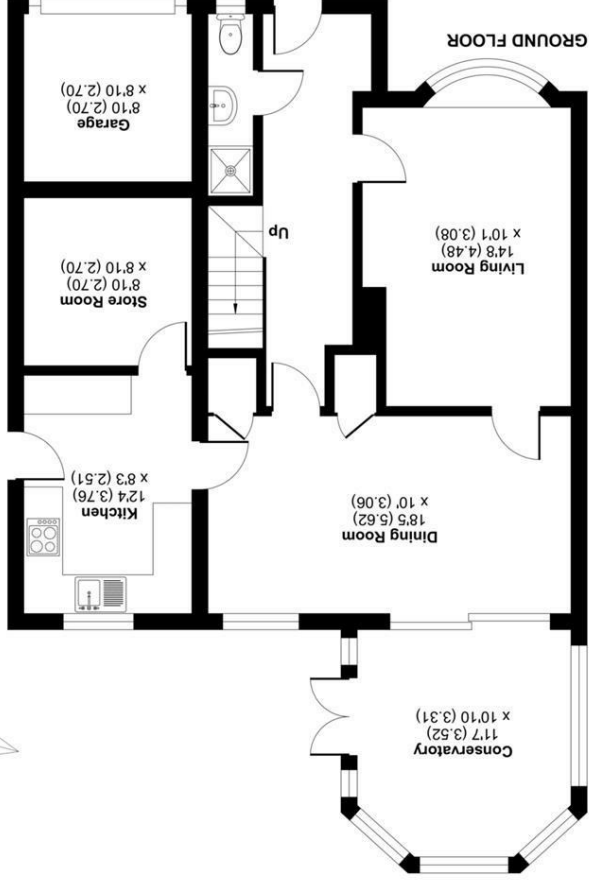
The spacious accommodation includes an entrance hall, a downstairs cloakroom with shower, a bright living room featuring a bay window, and an impressive 18ft family/dining room with double sliding doors leading to a double-glazed conservatory that enjoys views over the rear garden. The kitchen provides access to a useful storage room, which offers potential to be converted into a utility room.

Upstairs, there are four well-proportioned bedrooms and a family bathroom. Additional benefits include gas central heating, double glazing throughout, and a generous rear garden.

To the front, the property features a driveway providing off-street parking and access to a half-size garage. There is also side access to the rear garden, which boasts a paved patio area, a large lawn bordered by mature shrubs, and is fully enclosed with fencing and a brick retaining wall. A timber-built shed provides extra storage.



| Energy Efficiency Rating                                                                                                                                                                       |           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Current                                                                                                                                                                                        | Potential |
| <p>EU Directive 2002/91/EC</p> <p>Not energy efficient - higher running costs</p> <p>Very energy efficient - lower running costs</p>                                                           |           |
| <p>100 points A (91-100)</p> <p>90 points B (81-90)</p> <p>80 points C (71-80)</p> <p>70 points D (61-70)</p> <p>60 points E (51-60)</p> <p>50 points F (41-50)</p> <p>40 points G (31-40)</p> |           |
| 78                                                                                                                                                                                             | 60        |



**Bramling Avenue, Yateley, GU46**

Approximate Area = 1433 sq ft / 133.1 sq m  
 Garage = 73 sq ft / 6.7 sq m  
 Total = 1506 sq ft / 139.8 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Waterfords Residential Sales & Lettings. Produced for Waterfords. REF: 1346326

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