



Bartons Drive | Yateley | Hampshire | GU46 6DP

Asking Price £425,000

Freehold

*Waterford's* W  
Residential Sales & Lettings

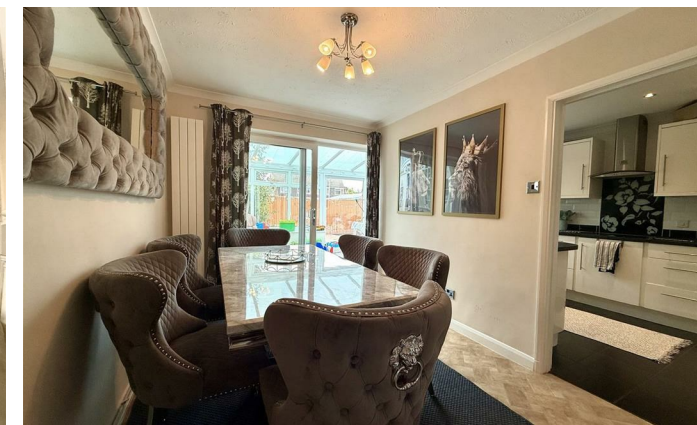
Bartons Drive | Yateley  
Hampshire | GU46 6DP  
Asking Price £425,000

A spacious three-bedroom semi-detached house, offered to the market with no onward chain, featuring a modern kitchen, garage, two reception rooms, and a large conservatory.

- Semi-detached house
- Three bedrooms
- Modern kitchen
- Two reception rooms plus large conservatory
- Garage
- No onward chain

### Location

Situated in a sought-after location, this property is conveniently close to local amenities, schools, and transport links. Bartons Drive is a popular residential area, with well-regarded infant and junior schools both within walking distance, along with local shops and the Post Office on Tudor Drive. The property is also within easy reach of the town centre. The M3 is just a short drive away, and for travel by train, both Fleet and Farnborough stations are nearby, offering fast services to London Waterloo. For outdoor enthusiasts, Yateley Common provides miles of excellent walking routes close by.



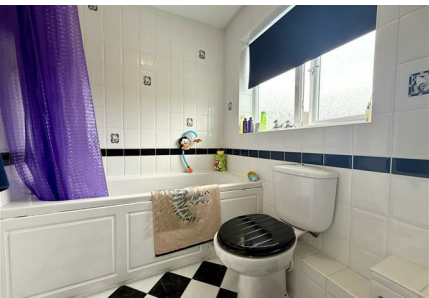


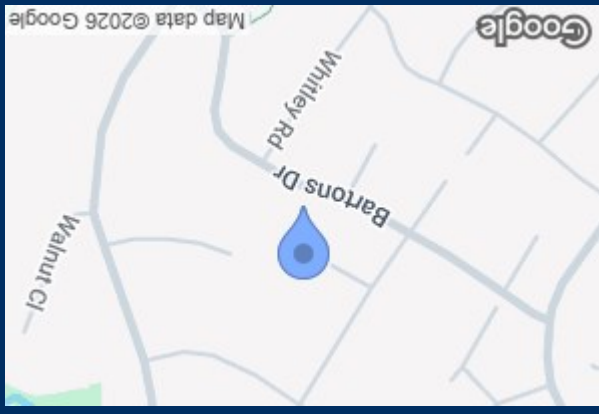
## Description

Accommodation comprises an entrance porch to the front, a spacious living room, a dining room opening onto a modern fitted kitchen, and sliding doors leading into a large conservatory. Upstairs, there are three bedrooms—two of which are doubles—and a family bathroom. Other features include gas central heating and double glazing.

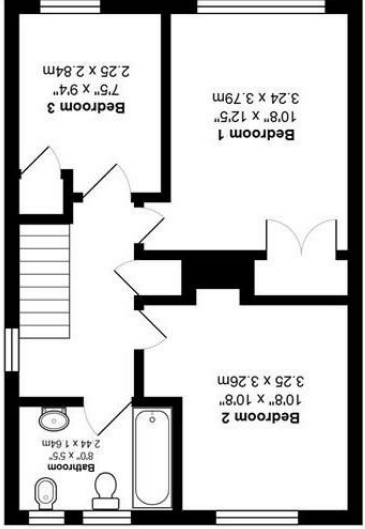
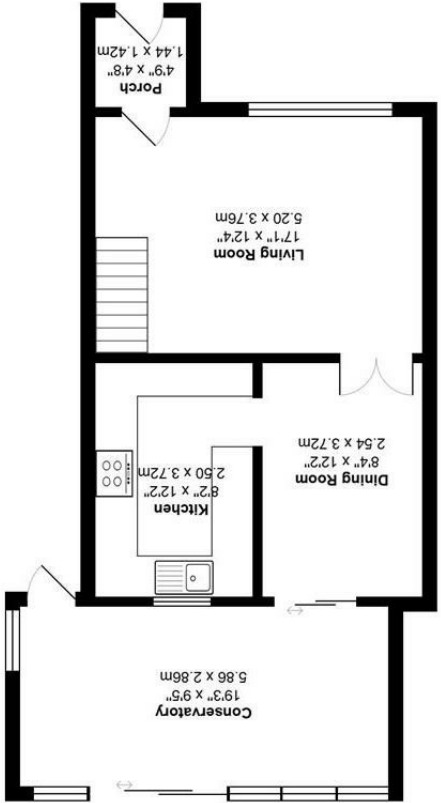
## Outside

To the front, there is a large lawn area and a gate providing access down the side of the house, with a door leading into the rear of the garage and another into the conservatory at the far end. To the rear, the garden features a spacious patio, planted borders, and a storage shed.





Energy Efficiency Rating	
Current	Potential
75	89
Very energy efficient - lower running costs (92 points) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
EU Directive 2002/91/EC England & Wales	



Total Area: 1208 ft<sup>2</sup> ... 112.2 m<sup>2</sup>

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