Lawford Crescent | | Yateley | GU46 6JU

Asking Price £415,000

Freehold

Waterfords
Residential Sales & Lettings

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A semi-detached bungalow in excellent condition throughout, reconfigured from its original two-bedroom design to enhance the living accommodation, and benefiting from a garage and ample driveway parking.

- Semi detached bungalow
- Double bedroom with fitted cupboards
- Enclosed rear garden
- In excellent condition throughout
- Reconfigured from a 2 bedroom design to enhance the living accommodation
- Large living/dining room
- Ample off street parking and garage
- Close to the village centre

Location

Positioned in a highly sought-after and quiet location, this property offers easy access to Yateley town centre, local schools, amenities, and excellent travel links to surrounding towns and villages by road and rail, including access to the M3 and M4 motorways.
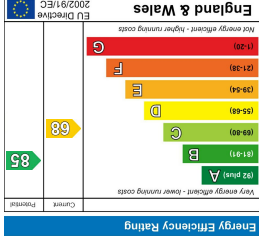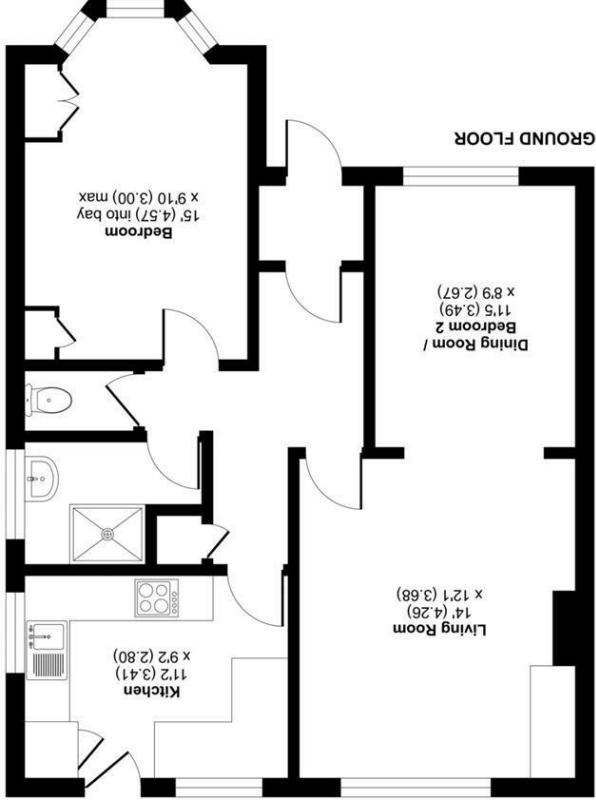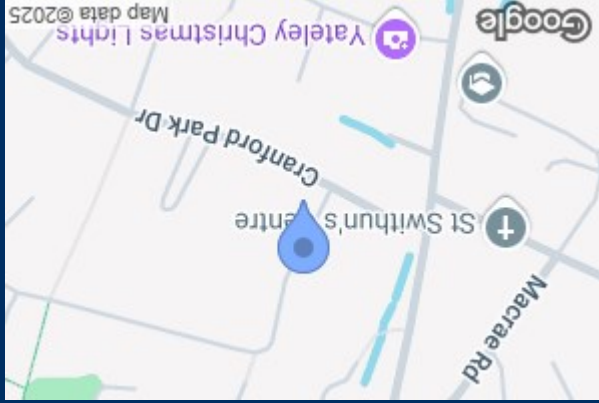
Description

The internal accommodation includes an entrance hallway, a spacious open-plan living and dining room, a fitted kitchen with direct access to the rear garden, a shower room with washbasin, a separate W/C, and one double bedroom with built-in cupboards. The dining area, which adjoins the living room, was originally a second bedroom. The wall separating the two was removed to create a larger, more open living space; however, this could easily be reinstated to return the property to its original two-bedroom configuration, if desired.

Outside

To the front of the property, there is ample off-road parking for three vehicles. A side access gate leads to the fully enclosed rear garden, which is mainly laid to lawn and features a patio area, along with an additional decking area. To the side of the property is a single garage with an up-and-over door. There is also a shed at the rear, providing additional storage.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		85
C (69-80)		
D (55-68)	68	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		

England & Wales
EU Directive
2002/91/EC

Lawford Crescent, Yateley, GU46

Approximate Area = 686 sq ft / 63.7 sq m
Garage = 131 sq ft / 12.1 sq m
Total = 817 sq ft / 75.8 sq m
For identification only - Not to scale

N

GROUND FLOOR

Garage
16'7 (5.06)
x 7'11 (2.41)

Bedroom
15' (4.57) into bay
x 9'10 (3.00) max

Bedroom 2 /
Dining Room
11'5 (3.49)
x 8'9 (2.67)

Living Room
14' (4.26)
x 12'1 (3.68)

Kitchen
11'2 (3.41)
x 9'2 (2.80)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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