



Wordsworth Avenue | | Yateley | GU46 6YH

Price Guide £550,000

Freehold



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Yateley | GU46 6YH
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Situated on the popular Poets Development is this well presented four bedroom semi detached family home.

- Four bedroom semi detached family home
- 18ft separate living room
- Corner plot garden
- 16ft integral garage
- Driveway with off street parking
- 18ft kitchen/breakfast room
- 16ft family /dining room
- Shower room and Utility room
- Family Bathroom
- Gas central heating.

Location

Situated on the popular Poets Development in Yateley with easy reach of Yateley village Centre which features a number of independent cafes, pubs and shops, including an award winning butchers and fishmongers. Yateley is ideal for those looking to regularly commute with junction 4a of the M3 and Junction 11 of the M4 a few minutes drive away. Access to London and other key destinations is also made easy with Farnborough and Fleet Railway Stations a short drive away providing fast links to London Waterloo. Sandhurst and Blackwater Railway Stations are also nearby with lines to Reading and Gatwick. Yateley is also perfect for those that love walking, with scenic countryside just down the road with Horseshoe Lake and Yateley Common.





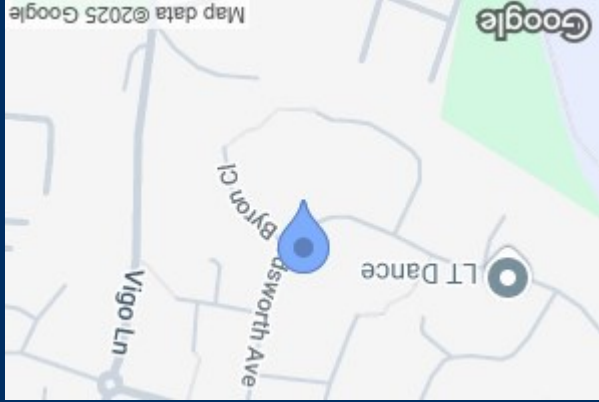
Description

Offered to the market first time in over thirty years is this well presented thoughtfully extended four bedroom semi detached family home, situated with a corner plot garden on the popular poets development within a short walk of Yateley common.

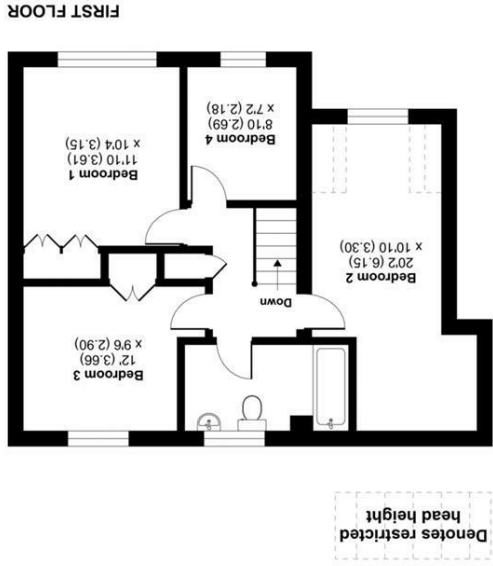
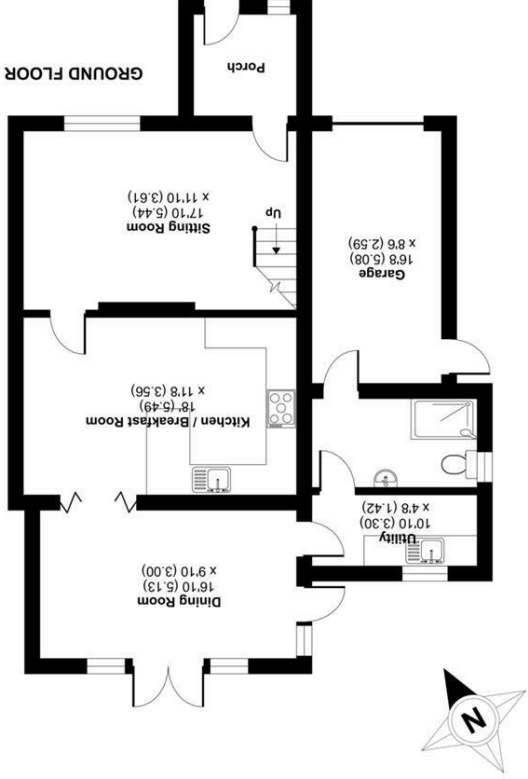
Accommodation comprises on the ground floor a spacious entrance porch, large sitting room with arch to an open plan fully fitted kitchen/breakfast room, at the rear there is bright spacious family room currently a dining room with access and views over the rear garden. Further more it also benefits from having a utility room and downstairs shower room. Upstairs are four generous bedrooms serviced by a family bathroom. Other features include double glazing and gas central heating.

Outside

At the rear is a wide corner plot garden with a paved patio area leading to a extensive lawn garden with well stocked shrub borders the whole enclosed by fencing with side gate to the front. The property has a driveway with parking for 2-3 cars leading to a 16ft integral garage.



Energy Efficiency Rating	
Current	Potential
86	74
Very energy efficient - lower running costs	
A (91-95)	
B (81-90)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



Wordsworth Avenue, Yateley, GU46
Approximate Area = 1550 sq ft / 143.9 sq m
Limited Area Use(s) = 38 sq ft / 3.5 sq m
Total = 1588 sq ft / 147.5 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). © nchocom 2025.
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