



Aylesham Way | | Yateley | GU46 6NR

£450,000

Freehold

*Waterfords* W  
Residential Sales & Lettings

Aylesham Way |  
Yateley | GU46 6NR  
£450,000

Situated close to popular schools and amenities is this well presented three bedroom semi detached family home.

- Three-bedroom semi-detached home in a highly sought-after location.
- Spacious dual-aspect sitting/dining room with electric fireplace and French doors to the garden
- Three generous bedrooms one with built in wardrobes
- Good size rear garden with lawn and paved terrace
- Close to local shops, amenities, and top-rated schools.
- Modern kitchen with fitted appliances and plenty of storage.
- Driveway parking, side access, additional parking, and detached single garage.
- Gas central heating and double glazing





## Description

This well-presented three-bedroom semi-detached home is situated in a highly sought-after location, within easy reach of local amenities and a number of highly regarded schools. Accommodation comprises entrance porch leading into the entrance hall, with a bright dual-aspect sitting/dining room featuring a electric fitted fireplace and French doors opening onto the rear garden. The kitchen offers fitted appliances and ample cupboard space, while a cloakroom completes the ground floor. Upstairs, there are three well-proportioned bedrooms, one with built-in storage, all served by the family bathroom. Outside, the property benefits from driveway parking to the front, a side gate providing rear access, additional parking and a detached single garage. The rear garden is mainly laid to lawn and includes a paved terrace adjoining the house, the whole enclosed by fencing.

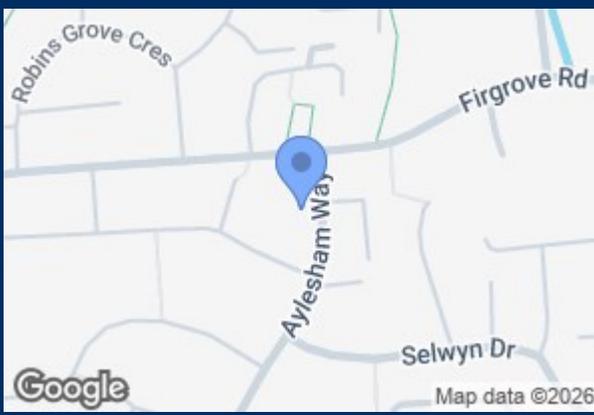


## Location

Aylesham Way 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.

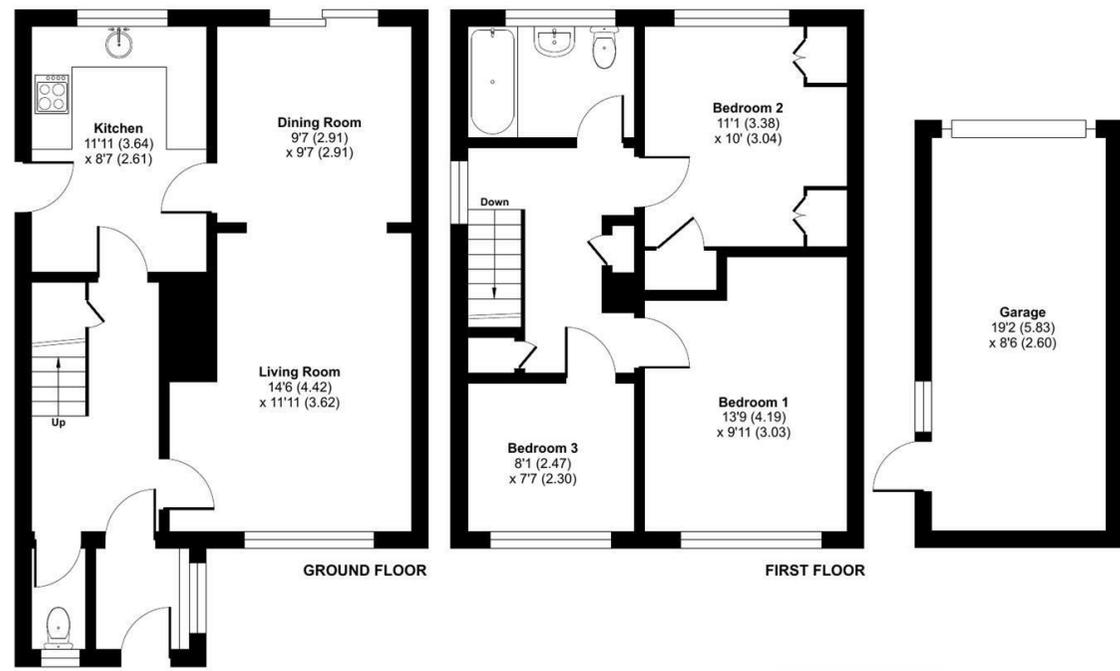
Access to the M3 and M4 motorway links is within easy reach, providing convenient routes into London, and local bus services operate nearby.





## Aylesham Way, Yateley, GU46

Approximate Area = 958 sq ft / 89 sq m  
 Garage = 163 sq ft / 15.1 sq m  
 Total = 1121 sq ft / 104.1 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). © nichecom 2026. Produced for Waterfords. REF: 1424772. **Waterfords** Residential Sales & Lettings.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-10) C			79
(9-8) D		66	
(7-7) E			
(6-5) F			
(1-1) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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