



Ashfield Green | Yateley | Hampshire | GU46 6AL

£535,000

Freehold



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Hampshire | GU46 6AL
£535,000

Well-Presented Extended Family Home in the Popular Potley Hill Area of Yateley.

- Extended semi detached family home
- Three/four reception rooms
- Downstairs shower room
- Integral garage
- Three/four bedrooms and family bathroom
- Kitchen/breakfast room
- Spacious entrance hall
- Driveway with off street parking

Location

Ashfield Green is a highly desirable cul-de-sac within the ever sought-after Potley Hill area of Yateley. It offers easy access to major road and rail links and is within walking distance of local amenities, schools, leisure centres, and shops, as well as large outdoor spaces and Yateley Common. This location has become one of the most popular in the area.



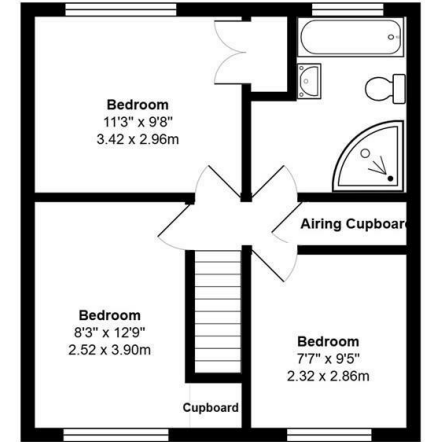
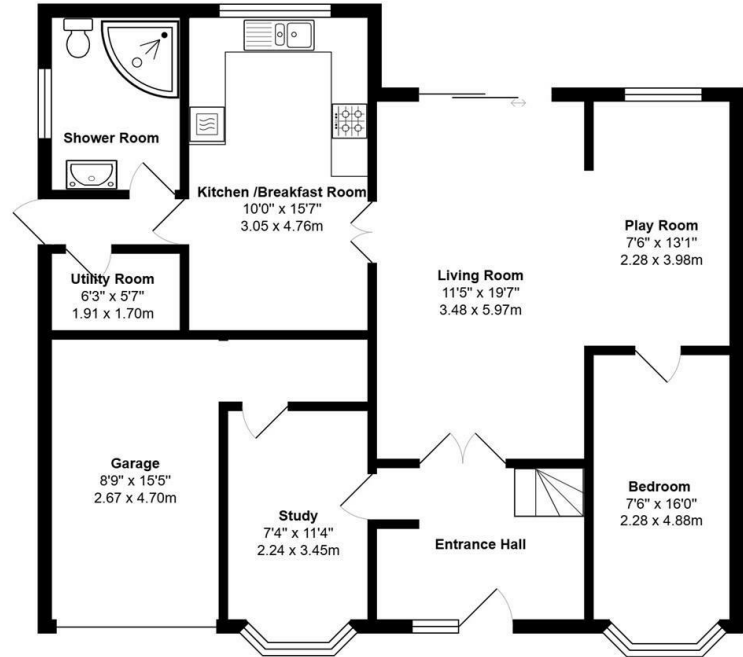
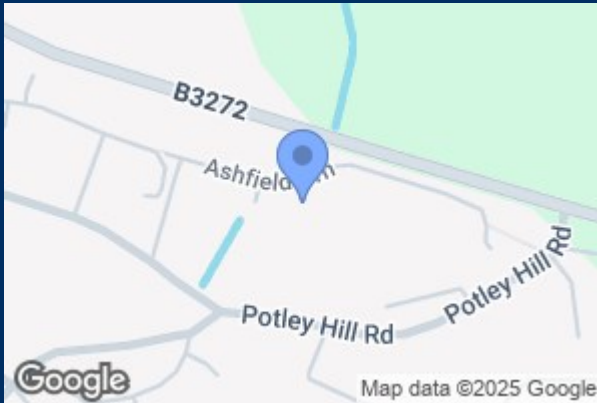


Description

Located in the sought-after Potley Hill area of Yateley, just a short walk from the town centre, this extended semi-detached family home offers spacious and versatile accommodation throughout. The ground floor features a generous entrance hall leading to a bright and airy living room, which opens seamlessly into a playroom overlooking the rear garden – perfect for family life. At the front of the property, there is a separate study and a family room/4th bedroom, providing flexible spaces for work or relaxation. The heart of the home is a well-appointed kitchen/breakfast room, ideal for busy mornings and family meals, while a modern downstairs shower room adds to the home's practicality. Upstairs, the property offers three generously sized bedrooms, all served by a four-piece family bathroom. With its flexible layout, desirable location, and well-maintained condition, this property is the ideal family home.

Outside

This property offers gardens to both the front and rear. The front garden provides ample off-road parking leading to the garage and is enclosed by mature hedging. The south-facing rear garden offers a good degree of privacy and is mainly laid to lawn with a patio area.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) 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		
England & Wales	EU Directive 2002/91/EC	

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