

Lawford Crescent | | Yateley | GU46 6JU

Asking Price £415,000

Freehold

Waterfords
Residential Sales & Lettings

Lawford Crescent |
Yateley | GU46 6JU
Asking Price £415,000

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

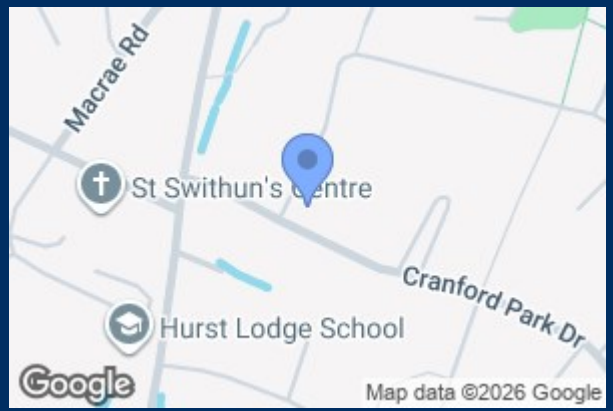
The internal accommodation includes an entrance hallway, a spacious open-plan living and dining room, a fitted kitchen with direct access to the rear garden, a shower room with washbasin, a separate W/C, and one double bedroom with built-in cupboards. The dining area, which adjoins the living room, was 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.

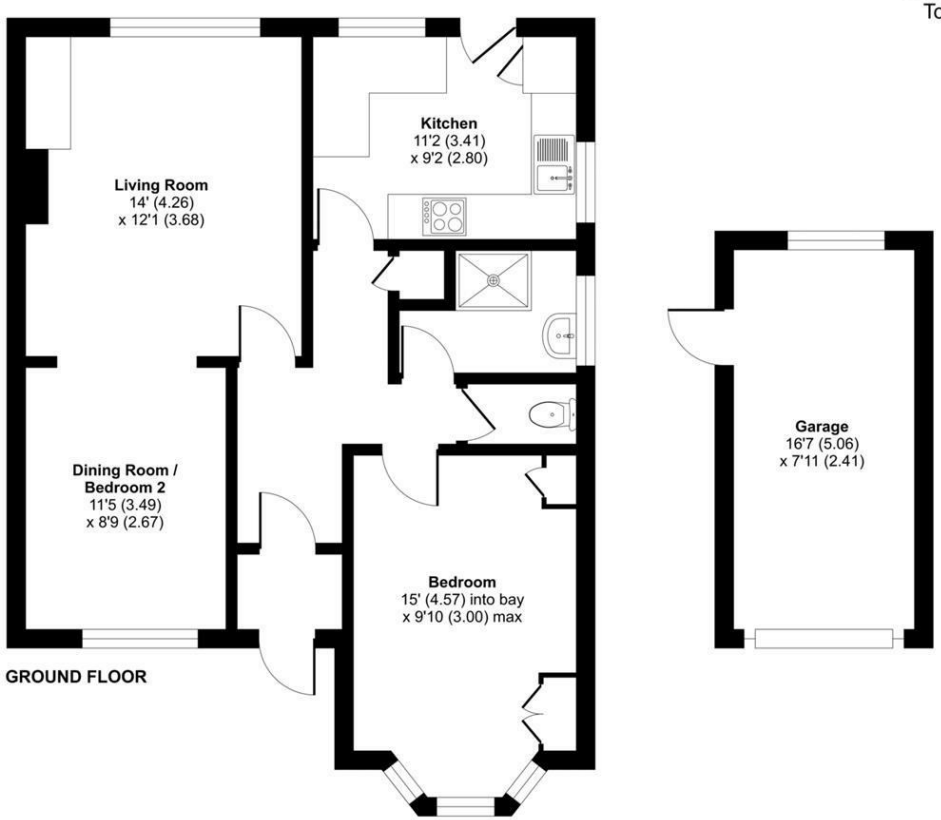






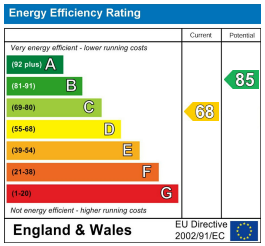
Lawford Crescent, Yateley, GU46

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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Waterfords. REF: 1281273

Waterfords
Residential Sales & Lettings



35 Plough Road
Yateley
Hampshire
GU46 7UW
01252 870222
yateley@waterfords.co.uk