



Cricket Hill Lane | | Yateley | GU46 6AX

£750,000

Freehold

Waterford's W
Residential Sales & Lettings

Cricket Hill Lane |
Yateley | GU46 6AX
£750,000

A well presented versatile bungalow that benefits from up to four bedrooms, and two bathrooms in an enviable position tucked away just off Cricket Hill in Yateley.

- A detached bungalow set within established, gated grounds
- Spacious living room exceeding 19ft, featuring bi-fold doors opening onto the rear garden
- Versatile accommodation offering up to four bedrooms or additional reception space
- Attractive tiered front garden
- Occupying a highly regarded position on Cricket Hill Lane
- Kitchen fitted with high-quality Bosch appliances with doors to garden
- Principal bedroom benefitting from an en suite
- Garage and secure, enclosed parking





Description

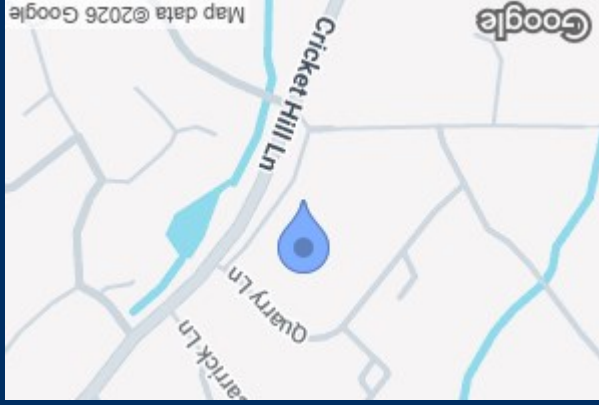
The property is approached via a gated entrance from the lane, leading up a short flight of steps to the front garden and terrace, and onward to the front door which opens into the entrance hall. To the rear of the bungalow, there is a spacious living room and a well-appointed kitchen/breakfast room with modern Shaker style cabinets, black granite worktops, plinth and under cabinet lighting and a range of integrated Bosch appliances, both benefiting from direct access to the secluded rear garden.

The master bedroom features built-in wardrobes and a fitted en-suite shower room. Bedroom two offers a charming bay window along with built-in storage, while bedroom three is currently arranged as a dining room. The fourth bedroom, presently used as a study, includes fitted storage and office furniture. All rooms are served by a family bathroom.

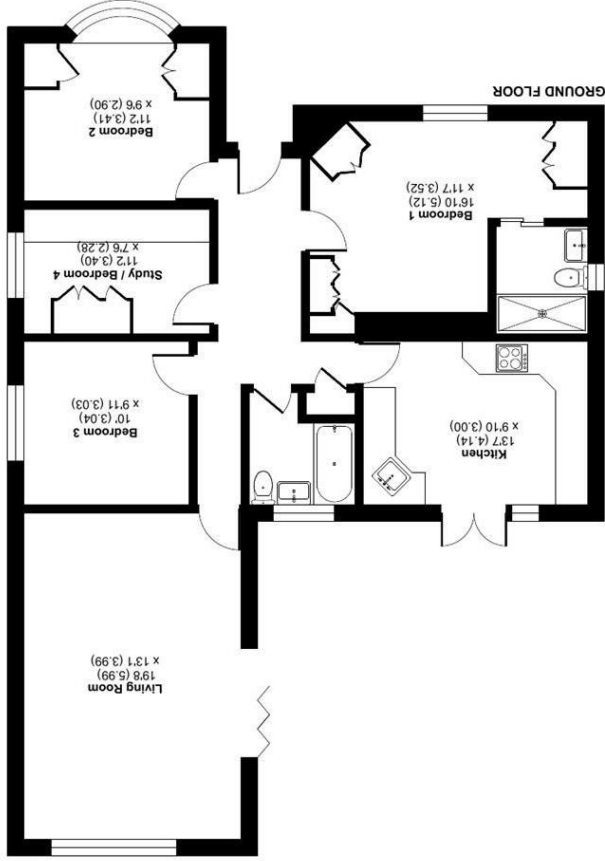
At the front of the property, there is a single ground-level garage along with a gated parking area. Access to the house is via a gate leading to a short staircase, which rises to the front garden and terrace.

The rear garden features a spacious patio area accessible from both the kitchen and the sitting room. It is bordered by mature hedges and well-established planting beds, surrounding a lawned area. The garden enjoys a south-westerly aspect. There is also side access on both sides of the property, and the garden currently include a shed.

Yateley offers a variety of shops, pubs, and dining options, along with a well-sized Waitrose supermarket. The area is served by a selection of schools, a local leisure centre, and a church, and is surrounded by attractive countryside and natural spaces to explore. The nearby town of Fleet, approximately four miles away, provides a mainline railway station with fast connections to London Waterloo. Larger regional centres include Camberley, also around four miles away, and Reading, approximately 15 miles distant. Road links are convenient, with access to the M3 via Junction 4 at Farnborough or Junction 4a at Fleet, and to the M4 at Reading.



Energy Efficiency Rating	
Current	Potential
87	72
Very energy efficient - lower running costs	
A (91-93)	
B (81-90)	
C (71-80)	
D (61-70)	
E (51-60)	
F (41-50)	
G (31-40)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential).
Incorporating International Property Measurement Standards (IPMS2 Residential).
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Cricket Hill Lane, Yateley, GU46

Approximate Area = 1097 sq ft / 101.9 sq m
Garage = 143 sq ft / 13.2 sq m
Total = 1240 sq ft / 115.1 sq m

For identification only - Not to scale

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