



Byways | Yateley | Hampshire | GU46 6NE

Offers In Excess Of £425,000

Freehold

Waterfords
Residential Sales & Lettings

Byways | Yateley
Hampshire | GU46 6NE
Offers In Excess Of £425,000

A three bedroom semi-detached home which has been modernised and upgraded by the current owner, with long driveway and room for four cars.

- Luxury kitchen/Diner
- Three bedrooms
- Long block paved driveway
- Private gardens
- Separate living room
- Luxury high spec refitted bathroom
- Detached garage
- Council tax Band D

Location

The property is ideally situated enjoying a cul de sac position in this popular location within walking distance of local shops and schools. There are frequent bus services nearby for travel to the nearby towns of Camberley, Bracknell, and Farnborough. Junction 4 of the M3 is a short drive for travel to London and the south. Farnborough and Fleet mainline stations are a short drive and offer fast services to London Waterloo. Yateley Common is just a few minutes' walk and provides miles of excellent walking countryside.



AVAILABLE FOR
IMMEDIATE
VIEWING VIA
WATERFORDS!!



Outside

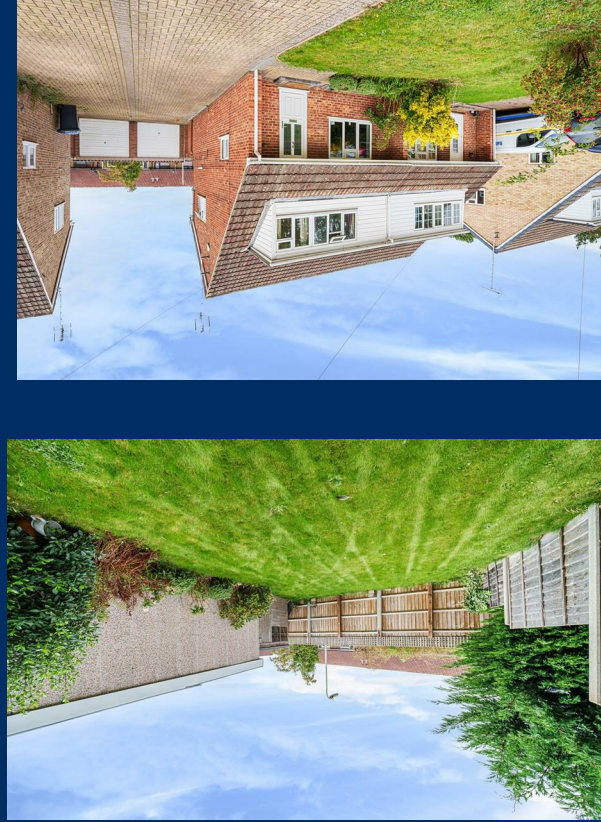
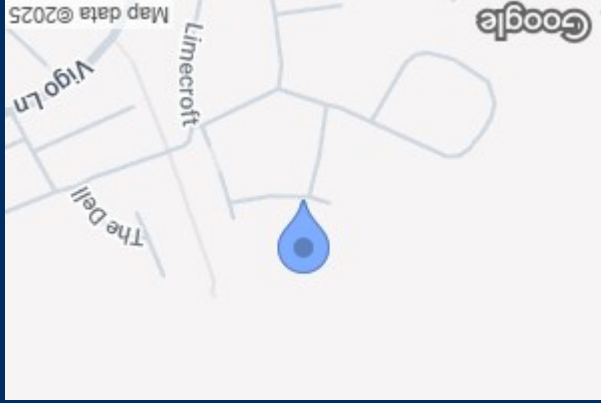
The property is approached via a block paved driveway extending down the side of the property with room for at least four vehicles and leading to a detached garage with up and over door and light and power.

The front garden is mainly laid to lawn with a block paved area extending under the porch and canopy area in front of the living room. There is gated access to the rear garden, which is fully enclosed, has a patio and is mainly laid to lawn.

Description

A fine example of this chalet style semi-detached house which has been modernised and upgraded by the present owner. On the ground floor there is a covered porch, a spacious light and airy entrance hall, a luxury refitted kitchen/diner with patio doors onto the rear garden and a separate living room. On the first floor there is an enlarged bathroom refitted to a high standard with stone worktops and an oversized walk in shower, three bedrooms, one with a comprehensive range of built in wardrobes and there is a spacious landing with side window. In addition, the property has gas central heating and uPVC double glazing.



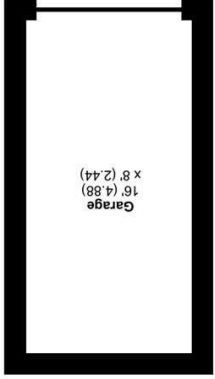
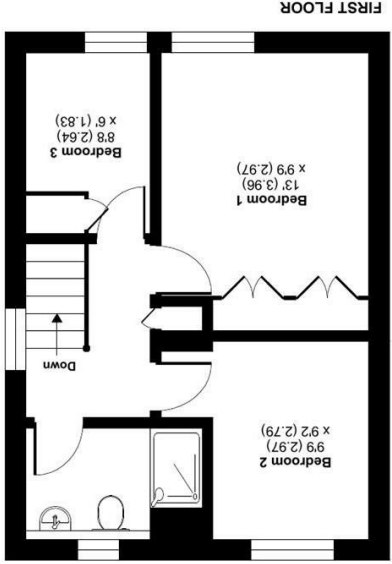
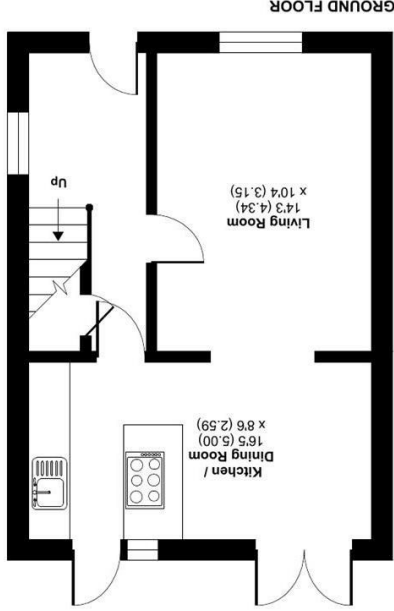


Energy Efficiency Rating	
Current	74
Potential	88
Very energy efficient - lower running costs	
A	
(81-91)	
B	
(69-80)	
C	
(55-68)	
D	
(39-54)	
E	
(29-38)	
F	
(13-28)	
G	
(1-12)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

RICS
Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © nchecom 2023.
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Waterfords
Business sales & lettings



Byways, Yateley, Hampshire, GU46

Approximate Area = 898 sq ft / 83.4 sq m (includes garage)

For identification only - Not to scale

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