



Aylesham Way | Yateley | Hampshire | GU46 6NS

Asking Price £500,000 Freehold

Waterford's W
Residential Sales & Lettings

Aylesham Way | Yateley
Hampshire | GU46 6NS
Asking Price £500,000

Welcome to this charming semi-detached house located on Aylesham Way in the picturesque town of Yateley, Hampshire. This property boasts two reception areas, perfect for entertaining guests or simply relaxing with your family. With four spacious bedrooms, there is ample space for everyone to enjoy their own private sanctuary.

The property features a large utility room, providing convenience and extra storage space for all your household needs. Imagine the possibilities of having this additional room to keep your home tidy and organized.

Situated in a peaceful neighbourhood, this house offers a tranquil environment for you to unwind after a long day. With parking available for three vehicles, you won't have to worry about finding a spot when you return home.

- Four Bedrooms
- Two Reception Areas
- Garage and Driveway
- Semi Detached
- Open Plan Kitchen
- Enclosed Rear Garden

Outside

To the front of the property the driveway has been enlarged to provide off road parking for three vehicles which leads to the garage. To the rear, the South East facing garden is low maintenance being laid to artificial turf with a patio area directly to the rear.



AVAILABLE TO
VIEW WITH
WATERFORDS

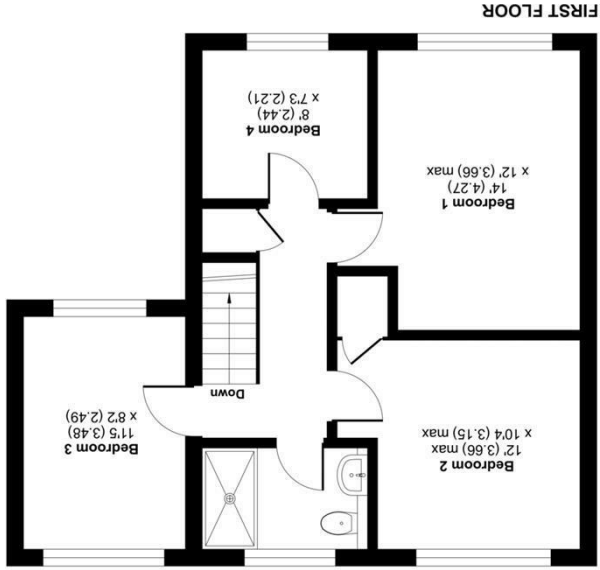
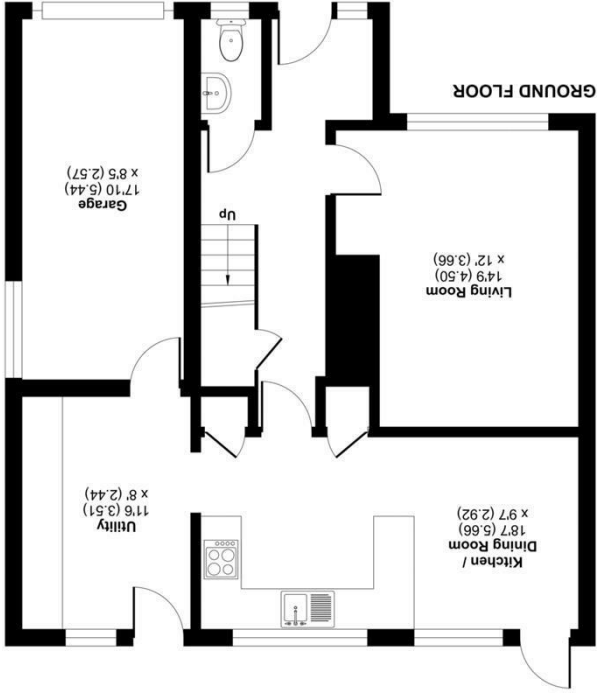
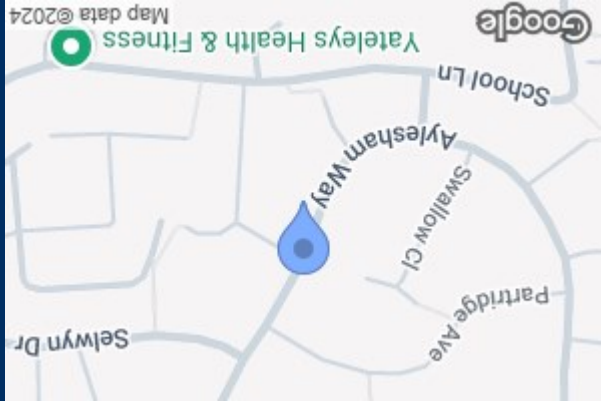


Description

This semi detached property offers comfortable living accommodation set over two floors. The ground floor includes a front aspect living room with the hub of the home being the 18'7 kitchen/dining room which overlooks the rear garden. There is also an oversized utility room and downstairs cloakroom. The first floor includes an extension to offer four good sized bedrooms and a family bathroom.

Location

Located a short walk from Westfields and Yateley schools the property is conveniently positioned for Waitrose and Yateley town centre which features a number of independent cafes, pubs and shops, including an award winning butchers and fishmongers. Yateley is ideal for those looking to regularly commute with junction 4a of the M3 and Junction 11 of the M4 a few minutes drive away. Access to London and other key destinations is also made easy with Farnborough and Fleet Railway Stations a short drive away providing fast links to London Waterloo. Sandhurst and Blackwater Railway Stations are also nearby with lines to Reading and Gatwick. Yateley is also perfect for those that love walking, with scenic countryside just down the road with Horseshoe Lake and Yateley Common.



Approximate Area = 1171 sq ft / 108.7 sq m
Garage = 143 sq ft / 13.2 sq m
Total = 1314 sq ft / 121.9 sq m

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RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © nichocom 2024.
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| Energy Efficiency Rating | |
|--|----|
| Current | 85 |
| Potential | 88 |
| England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs A (92 points) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) | |

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