



Jennys Walk | | Yateley | GU46 6AU

£625,000

Freehold

*Waterford's* W  
Residential Sales & Lettings



Jennys Walk |  
Yateley | GU46 6AU  
£625,000

Offered to the market with no onward chain, this four-bedroom family home is situated in a quiet and exclusive cul-de-sac and requires modernisation throughout.

- Four bedroom detached family home
- Three reception rooms
- Double width garage
- Situated Close To Yateley Common Country Park
- In need of modernisation throughout
- Two bathrooms
- Walking Distance To Schools & Amenities
- Exclusive Cul-De-Sac Location

## Location

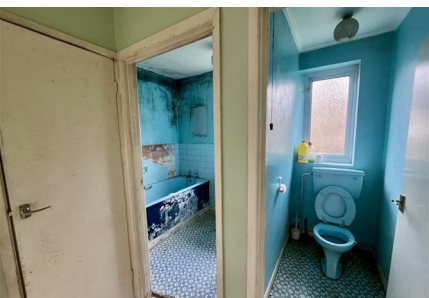
The location of the property provides a good balance between urban and rural, situated just a stones throw from Yateley Common Nature Reserve. There is easy access to major road & rail links, and also just a short walk from Yateley Village Centre amenities. The property falls within Potley Hill Primary and Frogmore Community College Catchment both of which are less than a 10 minute walk away.

## Description

Offered to the market with no onward chain and within walking distance of Yateley village, this four-bedroom





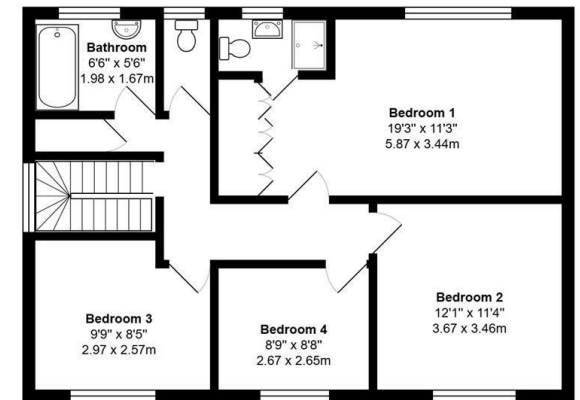
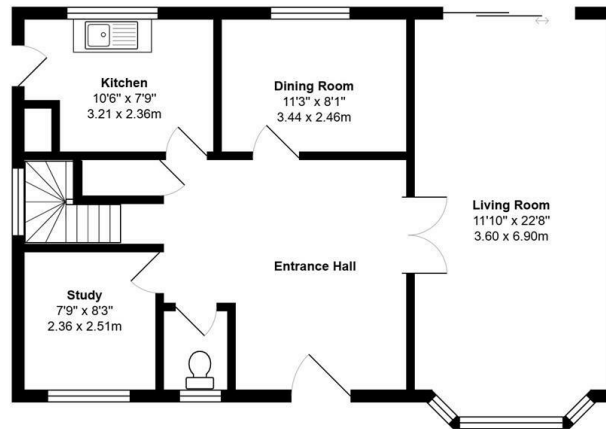


detached property occupies a corner plot and offers significant potential for remodelling. The property requires complete modernisation throughout.

The accommodation comprises an entrance hall, cloakroom, lounge, separate dining room, study and kitchen. To the first floor are four generous bedrooms, including one with an en suite, along with a family bathroom.

Externally, the rear garden is mainly laid to lawn and enclosed by fencing. To the front, there is a double-width garage with up-and-over doors and a driveway providing ample off-road parking.

**\*\*This property is being sold on behalf of a corporate client and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.\*\*** Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. **\*\***



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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