



Lawford Crescent | | Yateley | GU46 6JX

Offers Over £455,000

Freehold



Lawford Crescent |
Yateley | GU46 6JX
Offers Over £455,000

A two bedroom semi detached bungalow located close to Yateley town Centre.

- Semi detached bungalow
- Conservatory
- Close to the village centre
- Enclosed rear garden
- In excellent condition throughout
- Ample off street parking and garage

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

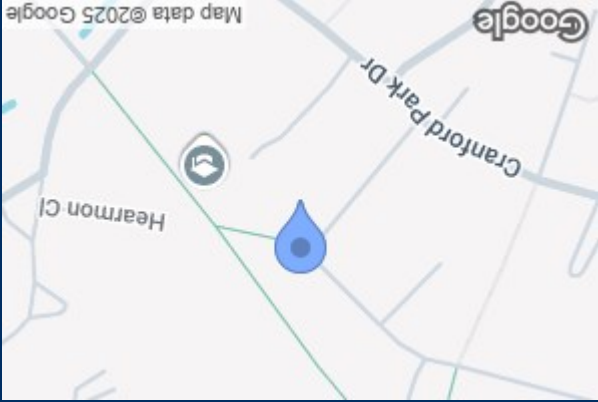
Situated in a popular location is this well





presented two bedroom semi detached bungalow. Accommodation comprises of a entrance hall , living room, modern kitchen, two double bedrooms, family bathroom, and spacious 18ft conservatory opening up to the large rear garden. Outside at the front their is a block paved driveway with off street parking for several vehicles leading to a garage.

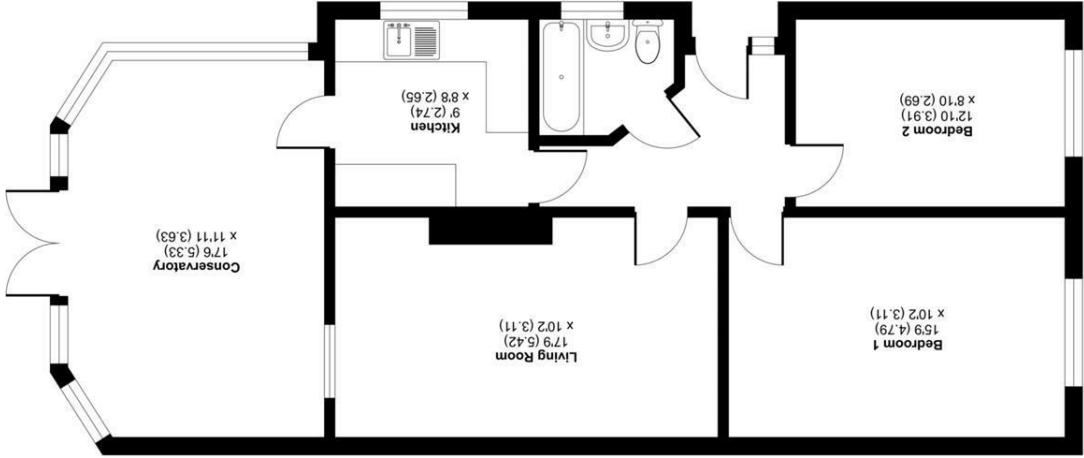
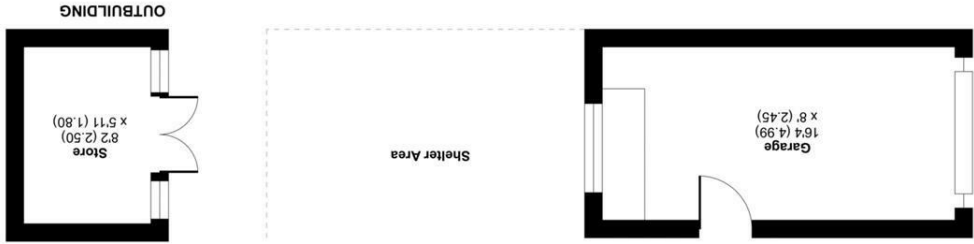




Lawford Crescent, Yateley, GU46

Approximate Area = 858 sq ft / 79.7 sq m
Garage = 132 sq ft / 12.2 sq m
Outbuilding = 48 sq ft / 4.4 sq m
Total = 1038 sq ft / 96.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential).
Incorporating International Property Measurement Standards (IPMS2 Residential).
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Residential Sales & Lettings

Energy Efficiency Rating	
Current	Potential
90	74
Very energy efficient - lower running costs	
A (91-100)	
B (81-90)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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