





Key Features:

- Cul de sac setting close to Waitrose
- Located at the heart of Yateley
- Good transport links
- Great sized living room with replaced carpet and French doors
- Refitted three piece shower room
- Downstairs cloakroom
- Two good sized bedrooms
- Ample resident parking
- Enclosed garden with patio area
- Ideal starter house



The Property

This property features a generous, contemporary living room, finished with carpet replaced within the last year. French doors open to the garden from this reception space, there is a feature spiral staircase, as well as plenty of space for soft and dining furnishings. On arrival, a hallway guides into the home, benefitting from a downstairs cloakroom and access to the ground floor spaces. The kitchen offers plenty of fitted storage as well as appliance space, presenting potential for personalising with stylish new units. Upstairs, two good sized bedrooms both include built-in wardrobes, served by a modern refitted, three piece shower room. Gas central heating also benefits the home.

The Grounds

Ample resident parking is provided to the front of the house, whilst an enclosed rear garden presents a patio area spanning the back, along with an area of lawn and planted borders.

Location

Well situated within a cul de sac at the heart of Yateley, this home is in close proximity to a Waitrose and accessible to transport links. A suburban town of Hart, Yateley offers many country parks and lakes for recreational activities and hosts community events, including the Gig on the Green. There are excellent schools, local public houses, restaurants, cafes, a Waitrose, sports clubs and Blackwater Valley golf course. It is mainly a commuter town with the A30 providing excellent road links to London, Reading, Aldershot and Guildford. Blackwater station serves regular rail links to Gatwick and Reading.

Agent's Comment

"This property offers a lovely cul de sac setting, located just minutes from the centre of Yateley. Perfect for first time buyers and those wishing to upsize from apartments."

Recent Trustpilot Review

"Mackenzie Smith were very helpful throughout the entire purchase process. Despite the obstacles of COVID, they ensured I was continually updated with progress and offered assistance even for items beyond the remit. Highly recommended. They are helpful, knowledgeable and simply unbeatable!"

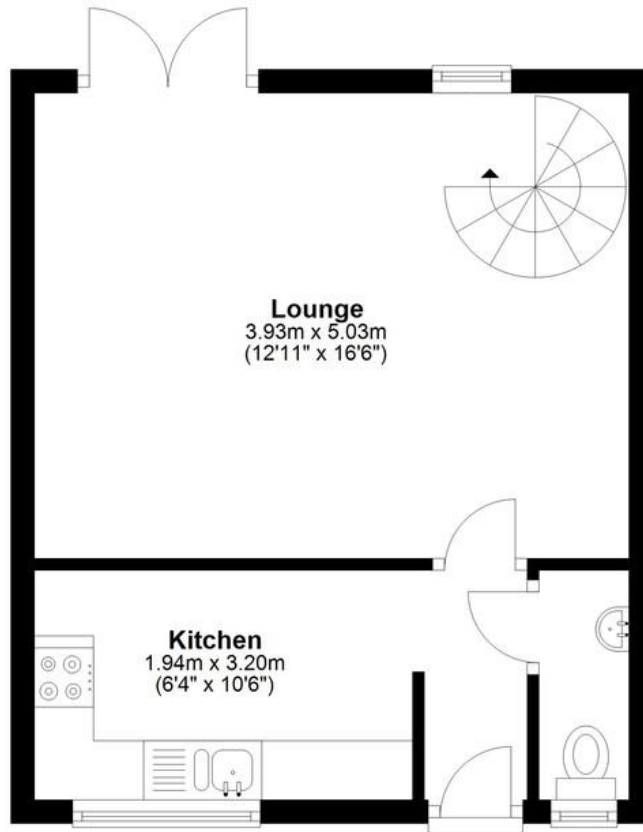
Energy Efficiency Rating

Current: D | Potential: B



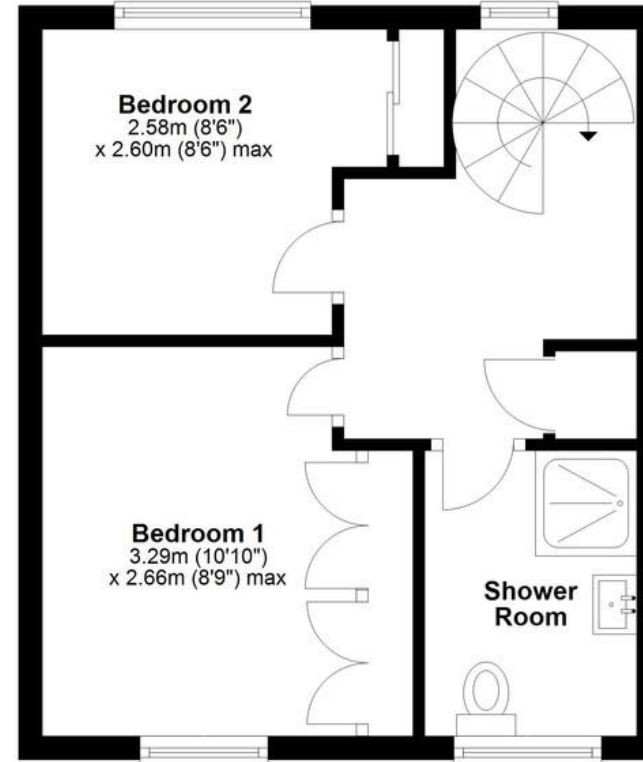
Ground Floor

Approx. 30.1 sq. metres (323.5 sq. feet)



First Floor

Approx. 30.1 sq. metres (323.5 sq. feet)



Total area: approx. 60.1 sq. metres (646.9 sq. feet)

Whilst every effort is made to ensure the accuracy of this floor plan. Measurements of door, windows, rooms and other items are approximate. We take no responsibility for errors, omissions or mis-statements on this plan. This is only for illustrative purposes and as such should only be used in this way. Any services, appliances or systems shown have not been tested. So no guarantee of their operability can be given. Copyright 2020 Quick EPC Plan produced using PlanUp.

