



20 Christie Walk, YATELEY, Hampshire GU46 6YD

£550,000 Freehold

JIGSAW ESTATES HAMPSHIRE are delighted to offer to the market this extended, detached family home situated in a cul-de-sac location. The home is within walking distance of local woodlands and Yateley Country Park which are perfect for dog walking, running and cycling. The location is ideally situated for local schools and also the A30 & M3 are easily accessible.

The ground floor comprises; a welcoming entrance hall, a spacious living room with direct access to the rear garden and which features an open fireplace with herringbone-style brickwork. An opening through the dining room which has direct access to the kitchen. Off the kitchen is a large utility room which has access to the family room which also has direct access to the secluded rear garden. Also downstairs is a cloakroom. Upstairs are four bedrooms, the main bedroom benefits from an ensuite shower room and there is also a family bathroom.

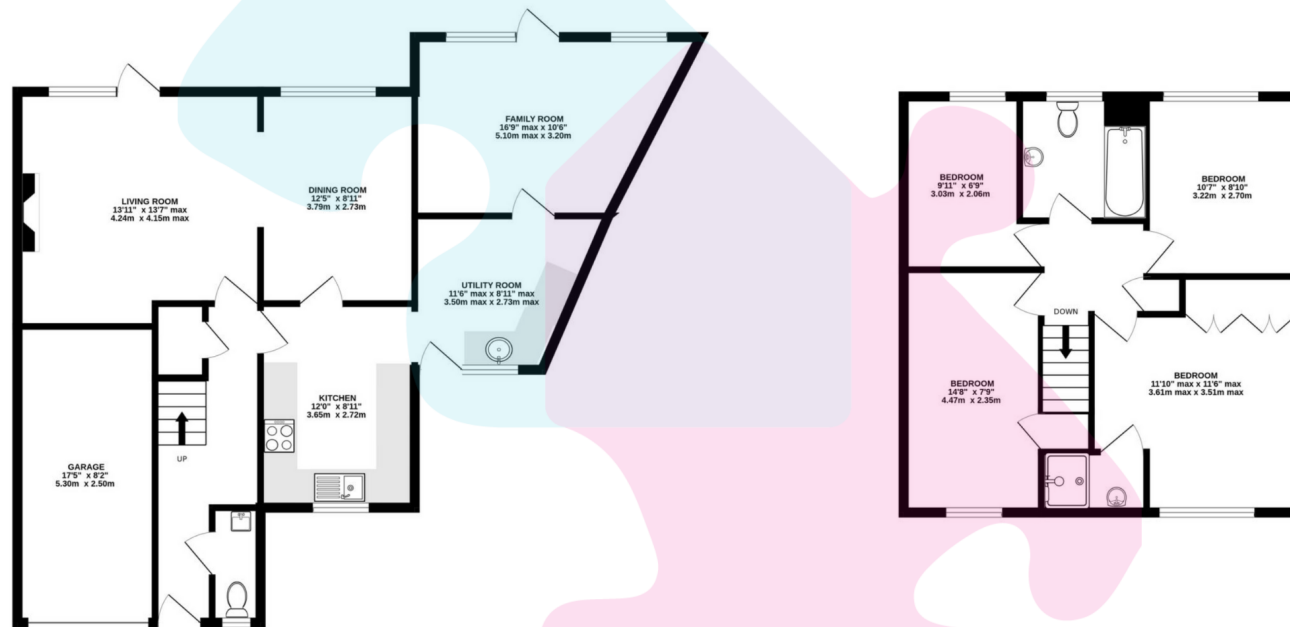
Outside to the rear is a secluded rear garden with designated patio area and to the front is a driveway and garage.



- EXTENDED DETACHED FAMILY HOME
- CUL-DE-SAC LOCATION
- FOUR BEDROOMS
- SECLUDED REAR GARDEN
- LOCAL WOODLANDS WITHIN WALKING DISTANCE
- WALKING DISTANCE TO LOCAL SCHOOLS
- THREE RECEPTION ROOMS
- GARAGE & DRIVEWAY

GROUND FLOOR
896 sq.ft. (83.2 sq.m.) approx.

1ST FLOOR
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA: 1462 sq.ft. (135.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

