

2 Hall Farm Crescent
Yateley, Hampshire



2 Hall Farm Crescent, Yatley, Hampshire, GU46 6HS

The Property

This well presented four double bedroom detached house is situated in a non-estate location within walking distance of local schools, shops and amenities.

The property has a great layout and benefits from being on a corner plot and would make an ideal family home.

Ground Floor

The entrance hall includes a cloakroom, stairs to first floor and under stairs storage cupboard. There is an attractive living room which has a front aspect window and a feature fireplace. A dining room leads off the living room and has French style doors leading onto the garden.

The kitchen/breakfast room is accessed off both the hallway and dining room and has a range of comprehensive units and appliances including oven, hob, extractor fan, fridge, freezer and dishwasher. The breakfast room has double doors to the garden and a door through to a family room and study area.

First Floor

To the first floor of the property is a spacious landing with feature wood and glass balustrade, there are four double bedrooms and a refitted bathroom/shower room. Three out of the four bedrooms have built in wardrobes.

Outside

To the front of the property is a large block paved driveway with parking for numerous cars.

The rear garden is on a corner plot, immediately to the rear of the property is a semi circular grey paved patio leading to artificial lawn area leading to the side garden which has a Mediterranean style garden comprising paving, artificial lawn, water feature and built in bar with shutters.

Location

Yateley benefits from a range of shops, pubs and dining venues, as well as a good sized Waitrose supermarket.

There are a range of schools, a local leisure centre, church and plenty of lovely countryside/areas of natural beauty to explore.

The town of Fleet lies some 4 miles away which has a mainline station offering a fast service to London Waterloo.

Larger regional centres are Camberley (4 miles) and Reading (15 miles).

Motorway access is to the M3 at Farnborough J4 or Fleet J4a and the M4 at Reading (J11).



































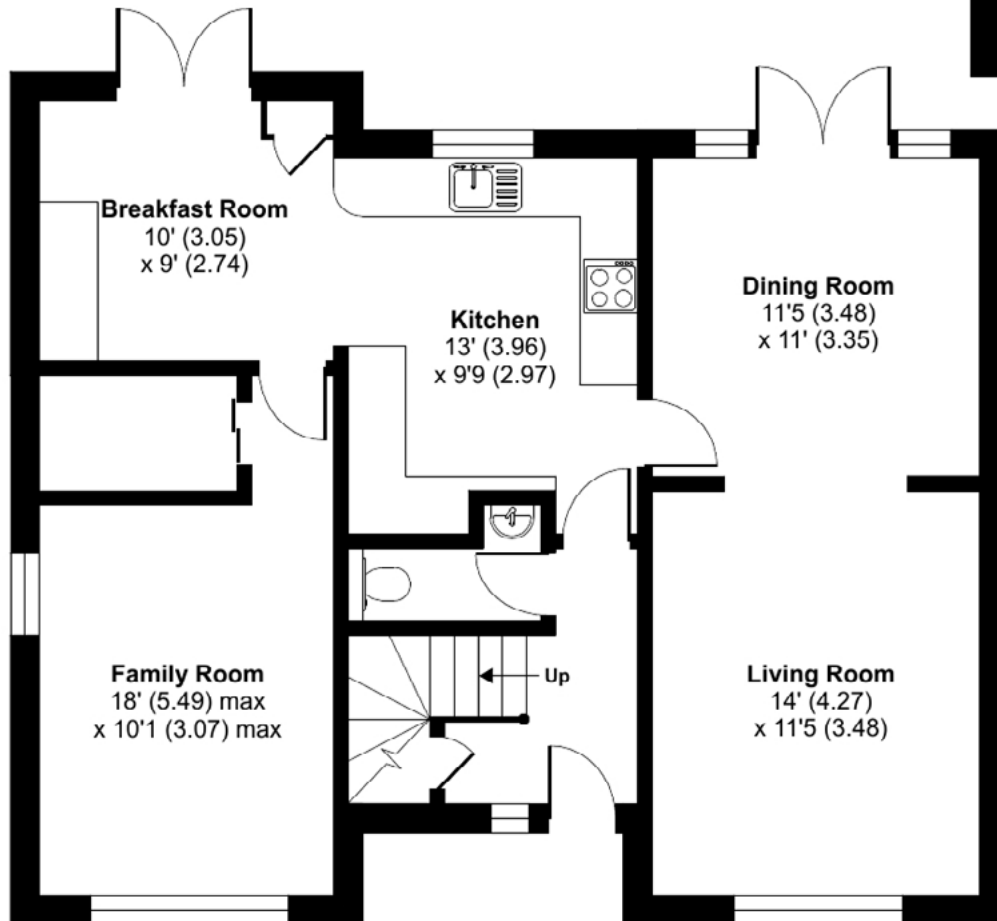
Hall Farm Crescent, Yateley, GU46

Approximate Area = 1575 sq ft / 146.3 sq m

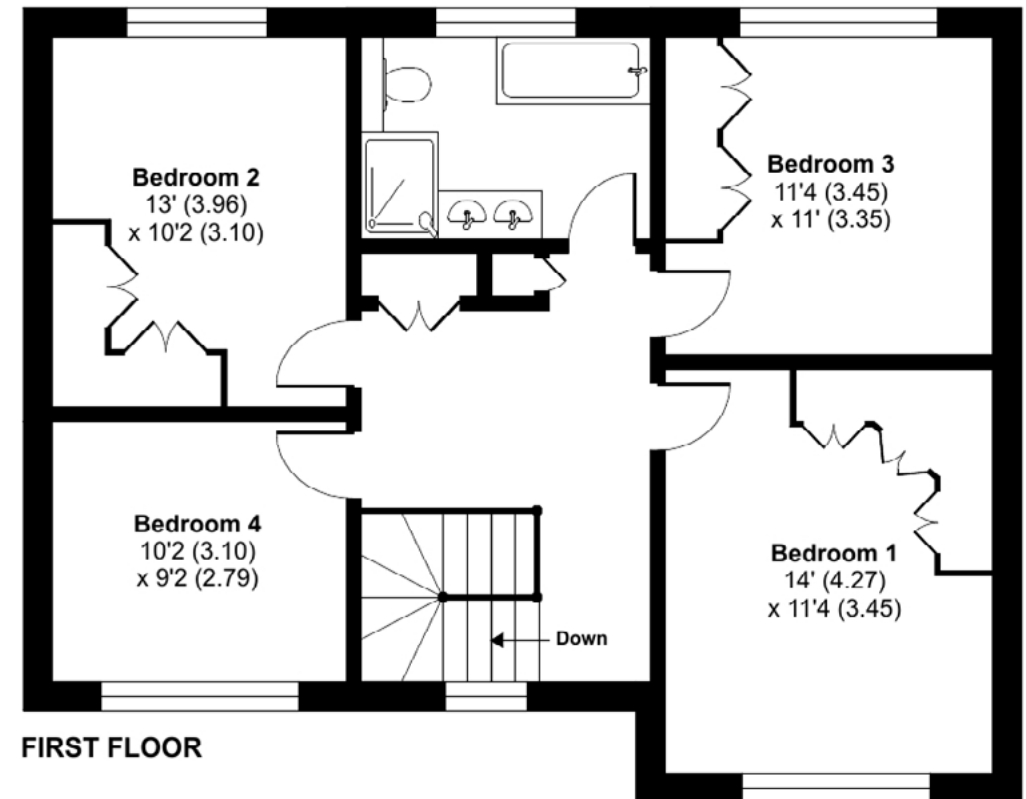
Bar = 89 sq ft / 8.3 sq m

Total = 1664 sq ft / 154.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for McCarthy Holden. REF: 1101849

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If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Postcode GU46 6HS Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment and garden ornaments etc. are specifically excluded unless mentioned. The developer reserves the right to change the specification at any time during the build process without notice.

Viewing

Telephone:
McCarthy Holden: 01252 842100

Services

Mains electricity, water and drainage.
Mains gas fired central heating.

Local Authority

[Hart District Council](#)
[Council Tax Band: F](#)

EPC - C (69)

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