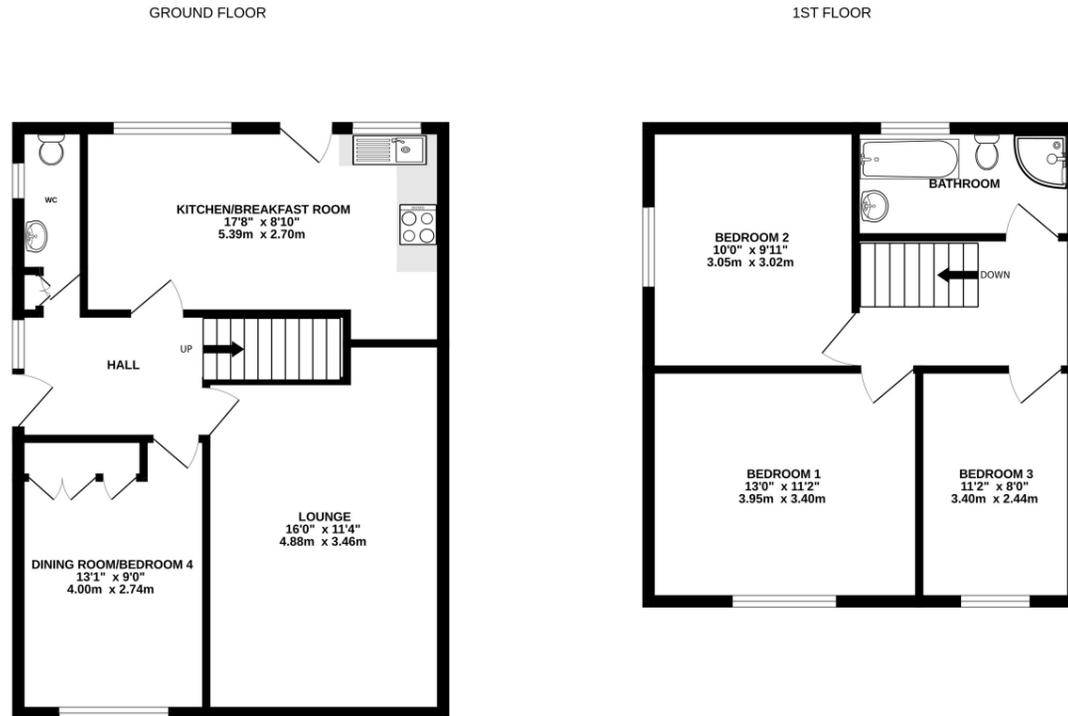


# 9 Mistletoe Road Yateley, GU46 6DT



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.  
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## £455,000 Freehold



- Semi detached chalet style home
- 17'8" kitchen/breakfast room
- Rear garden approx. 70ft long
- Sealed unit double glazing
- 3/4 bedrooms
- Garage
- Gas fired central heating by radiators
- No onward chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

These particulars have been produced in good faith and are believed to be materially correct and fair though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.



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## The Property

A spacious 3/4 bedroom semi detached chalet style home situated in this popular part of Yateley. On the ground floor there is an entrance hall, 17'8" kitchen/breakfast room, lounge, separate dining room/bedroom 4 with a range of cupboards and a cloakroom. The kitchen is fitted with light oak units including hob, oven and fridge/freezer and has access to the rear garden. On the first floor there are three bedrooms and a bathroom with shower enclosure.

Outside, a herringbone pattern brick paviour driveway leads to a garage with up and over door. The rear garden extends to approximately 70ft long and is pleasantly laid out with a greenhouse and timber garden shed. The property has gas fired central heating by radiators and sealed unit double glazed windows and there is no onward chain.

EPC Rating: D Council tax band D: £2,177.23 p.a. (2025/26)

## Location

The property is conveniently located close to Yateley centre with a range of local shops, a Waitrose store and a number of schools catering for all age groups. There are also several recreational spaces within easy reach, including Yateley Common and Yateley Green.

Camberley, Farnborough and Bracknell town centres are all easily accessible, together with the M3 motorway and mainline railway services from Farnborough Main and Fleet.