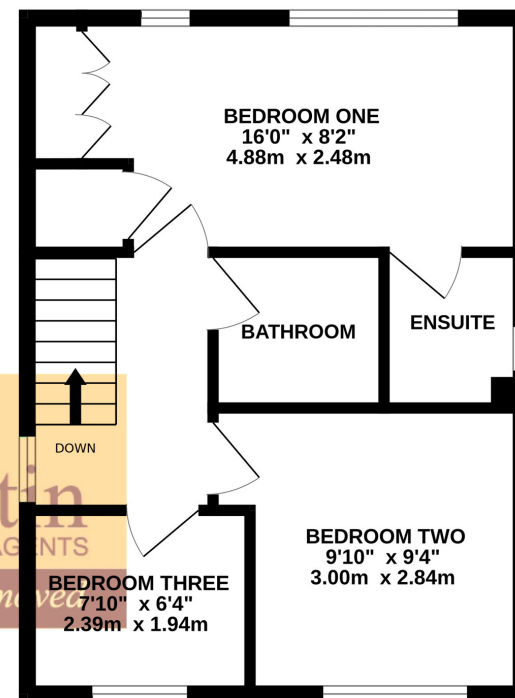
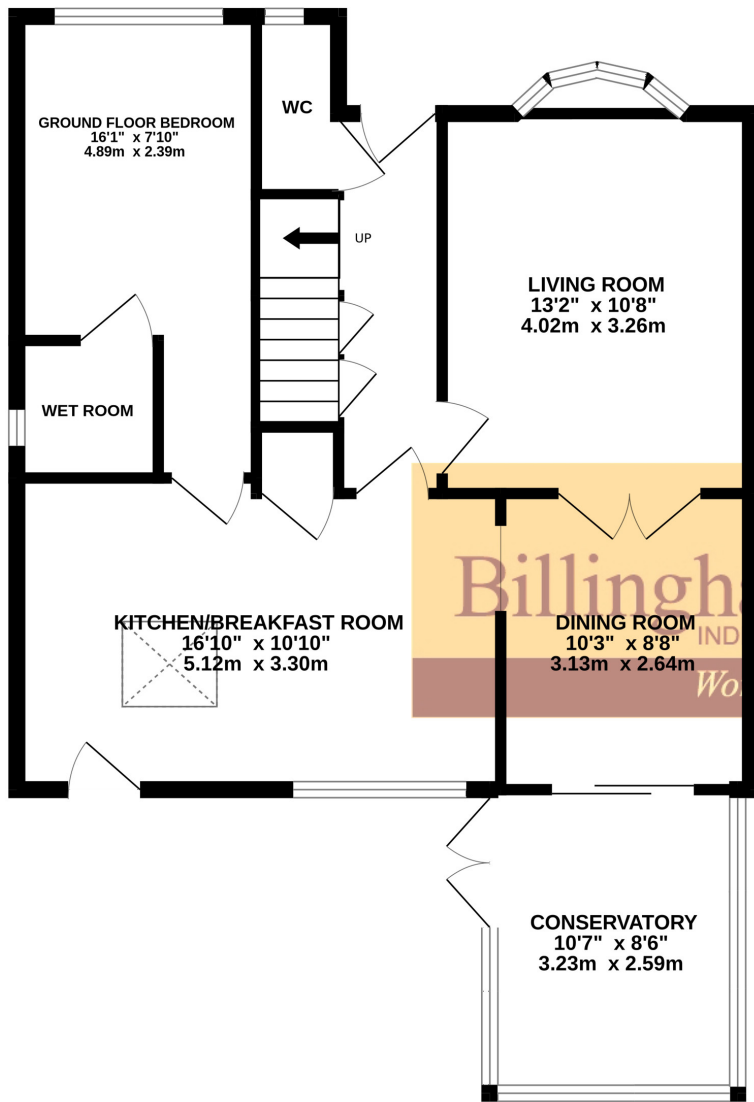




GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.

1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 1134 sq.ft. (105.3 sq.m.) approx.
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20 Ryves Avenue

Yateley, Hampshire GU46 6FD

£535,000 Freehold

A well presented and much improved detached family home offering versatile accommodation situated on the sought after Monteagle Park development in Yateley set within easy reach of local amenities including Waitrose supermarket, schools and playing fields. Accommodation comprises entrance hall, cloakroom, living room, dining room, conservatory, kitchen/breakfast room, ground floor bedroom with ensuite wet room, three bedrooms to the first floor serviced by the main bathroom and ensuite shower room. Features to note include landscaped west facing 48ft rear garden enjoying far reaching views, off road parking and large timber workshop to side. EER 'C'

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

GROUND FLOOR

ENTRANCE HALL

Front aspect multi-point locking composite door with twin opaque double glazed decorative inserts, doors to cloakroom, living room and kitchen/breakfast room, stairs to first floor with storage cupboard below, radiator, tiled floor, thermostat, smooth finish ceiling with coving.

CLOAKROOM

Front aspect upvc opaque double glazed window, two piece suite comprising low level wc, pedestal mounted wash basin with mixer tap. Feature decorative tiling, heated towel rail, tiled floor, wall mounted consumer unit, textured and coved ceiling.

LIVING ROOM

13' 2" x 10' 8" (4.01m x 3.25m) Front aspect upvc double glazed bow window with fitted shutters, radiator, Cable point, telephone point, television aerial point, laminate flooring, textured and coved ceiling, twin opening glazed doors to dining room.

DINING ROOM

10' 3" x 8' 8" (3.12m x 2.64m) Rear aspect upvc double glazed sliding door to conservatory, radiator, laminate flooring, textured and coved ceiling, squared archway to kitchen.

CONSERVATORY

10' 7" x 8' 6" (3.23m x 2.59m) Side and rear aspect upvc double glazed windows over low level brick built wall with twin opening upvc double glazed doors to terrace, feature vaulted poly carbonate roof, wall mounted air conditioning unit, power and light, porcelain tiled floor.

KITCHEN/BREAKFAST ROOM

16' 0" x 10' 10" (4.88m x 3.30m) narrowing to 10' 2" Rear aspect upvc double glazed window and upvc half double glazed back door to terrace, matching range of eye and base level units incorporating roll edge works surfaces with inset one and a third bowl single drainer composite sink unit with mixer tap. Built in touch screen four ring halogen hob below extractor hood, fan assisted oven with grill, recess suitable for microwave, integrated dishwasher, understairs cupboard with plumbing and space for washing machine. Tiled splashback and matching upstand, under unit lighting, breakfast bar, space suitable for 'American' style fridge/freezer, two feature designer panel radiators, laminate flooring, smooth finish ceiling with coving, inset downlighters and upvc double glazed roof window, door to ground floor bedroom.

GROUND FLOOR BEDROOM

16' 0" x 7' 10" (4.88m x 2.39m) max. Front aspect upvc double glazed window, feature designer panel radiator, laminate flooring, smooth finish ceiling with coving and inset downlighters, hinged hatch with folding ladder giving access to eave storage with light.

WET ROOM

Side aspect upvc opaque double glazed window, wall mounted 'Mira Advance' shower, fitted retractable folding shower screen, tanked floor with floor drain, fully tiled walls, heated chrome towel rail, extractor, smooth finish ceiling with inset downlighter.

FIRST FLOOR

LANDING

Side aspect upvc double glazed window, doors to bedrooms and bathroom, access to loft space via hinged hatch with fitted ladder and light, textured ceiling.

BEDROOM ONE

16' 0" x 8' 2" (4.88m x 2.49m) (excluding wardrobes) Front aspect upvc double glazed windows, fitted triple wardrobe offering storage over hanging rail and shelf, built in airing cupboard housing cylinder tank and slatted shelving, television aerial point, radiator, textured ceiling, door to ensuite

ENSUITE

Side aspect upvc opaque double glazed window, low level wc, vanity unit inset wash basin with mixer tap, shower cubicle with fitted power shower and tray, fully tiled walls, tiled floor, heated chrome towel rail, smooth finish ceiling.

BEDROOM TWO

9' 10" x 9' 4" (3.00m x 2.84m) (excluding door recess) Rear aspect upvc double glazed window, radiator, textured ceiling.

BEDROOM THREE

7' 10" x 6' 4" (2.39m x 1.93m) Rear aspect upvc double glazed window, radiator, textured ceiling.

BATHROOM

Three piece suite comprising panel enclosed panel enclosed bath with mixer tap and retractable shower, cistern enclosed wc, vanity unit inset wash basin with mixer tap and storage cabinet below. Heated chrome towel rail, part tiled walls with large fitted mirror, tiled floor, shaver point, textured ceiling with inset downlighters, extractor.

REAR GARDEN

Paved terrace offering superb space for outdoor dining/entertaining with courtesy lighting, outside water tap and power points leading onto mainly laid to lawn garden being panel fence enclosed with further decked terrace to rear and space to suitable for timber storage sheds, continuation of paving to side with gate giving pedestrian access.

FRONT OF PROPERTY

Hardstanding driveway with adjacent block paved frontage incorporating access ramp to front door and extending to side leading to large timber storage workshop with power and twin opening doors to front.

AGENTS NOTE

Whilst these particulars have been prepared in good faith you should be advised that they in no way form any part of a contract be it verbal or written. Billingham Martin have not tested any appliances or services. All the information included is purely for guidance purposes only. Floor plans are not drawn to scale. Billingham Martin may receive fees from third parties whose services they recommend.

