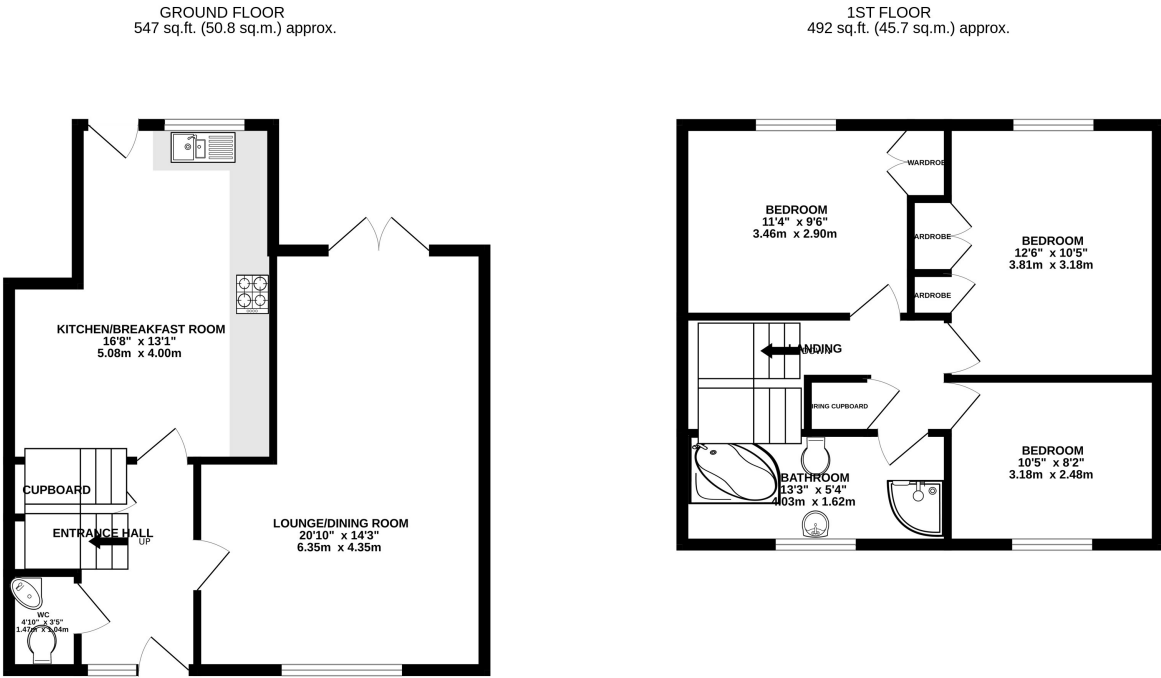


1 School Lane YATELEY, GU46 6NL



TOTAL FLOOR AREA : 1039 sq.ft. (96.5 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.

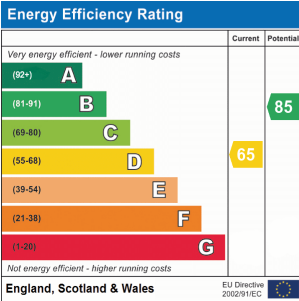
Made with Metropix ©2025



£425,000 Freehold



- Three bedrooms
 - 16ft Kitchen/breakfast room
 - Downstairs cloakroom
 - Close to village centre
 - Westfields School catchment area
- 20ft Lounge/dining room
 - Bathroom with separate shower
 - Off Road Parking
 - Garage & access to rear
 - No onward chain



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.



Registered Office: 13 Claremont Avenue, Camberley, GU15 2DR
Registered No. 8078018 England and Wales

Luffandwilkin.co.uk
info@luffandwilkin.co.uk
Tel 01252 838 899
1 Guildford Road, Frimley Green, Surrey, GU16 6NL



The Property

Presented to the market with no onward chain is this three bedroom semi detached house. This family home welcomes you to generous living space downstairs comprising a cloakroom suite, 20ft reception room with feature fireplace and French doors to a patio area and rear garden. To the rear of the property is a 16ft open plan kitchen/breakfast room leading to the rear garden. On the first floor there are three well proportioned bedrooms and a family bathroom with separate shower and WC.

Further benefits include PVC double glazing and gas central heating. The property sits on a corner plot with a garage to the rear accessed via double wooden gates, and off road parking to the front enclosed by mature hedging. Internal viewings are highly recommended.

EPC Rating: D Council Tax band C: £1,935.31 per annum (2025/26)

Location:

The property provides a good balance between urban and rural, with Castle Bottom Nature Reserve & Yateley Green being nearby. There is easy access to major road and rail links, as well as being a 5 minute walk from a local bus route. The property also falls into Westfield and Yateley Senior School catchment areas which are stone's throw away.

Yateley is a lovely village with a real community spirit and this property finds itself situated in a convenient location with Yateley Common Country Park nearby, great for walks, bike rides and running. You have the local conveniences of Yateley village just a 10 minute walk away and also Waitrose supermarket, chemist and doctors' surgery less than a 5 minute walk away.