

Birchview Close | Yateley | Hampshire | GU46 6DL

£375,000

Freehold

Waterfords
Residential Sales & Lettings

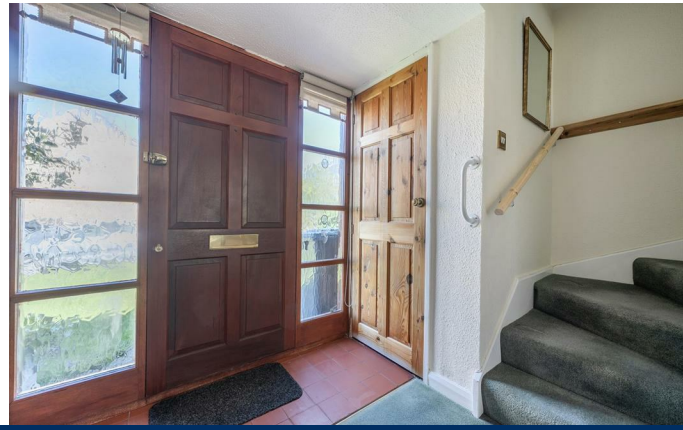
Birchview Close | Yateley
Hampshire | GU46 6DL
£375,000

WATERFORDS A three-bedroom family home featuring driveway parking and an integral garage, ideally situated in a popular cul-de-sac and enjoying a private position backing onto woodland.

- Three generous bedrooms
- 19ft lounge/diner
- 16ft integral garage
- Gas central heating
- Re fitted shower/wet room
- 12ft fitted kitchen
- Enclosed rear garden backing onto woodland
- Driveway with off street parking

















Description

Located at the end of a quiet cul-de-sac, this three-bedroom family home offers spacious and practical accommodation throughout. The property comprises an entrance hall with a large built-in storage cupboard, leading into a generous 19ft lounge/dining room with doors opening onto the rear garden. There is also a fitted kitchen, providing a functional space for everyday living.

Upstairs, there are three well-proportioned bedrooms and a shower/wet room.

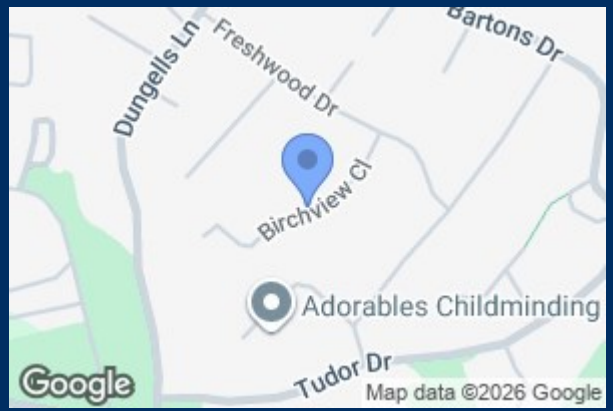
Additional benefits include gas central heating and double glazing throughout.

Externally, the front of the property provides a driveway with off-street parking, leading to an integral garage. To the rear, the garden features a patio area extending to a lawn, complemented by mature trees and shrubs. There is also a timber-built shed and greenhouse, with the entire garden enclosed by panel fencing and backing onto woodland, offering a good degree of privacy.

Birchview Close is a sought-after location within the popular town of Yateley, situated close to the town centre with its range of local shops, amenities, and well-regarded schools. Regular bus services operate nearby, providing convenient access to surrounding towns including Camberley, Farnborough, and Bracknell. The M3 motorway is easily accessible, offering direct routes to London and the South. Mainline rail services to London Waterloo are available from both Farnborough and Fleet stations, making this an excellent choice for commuters.

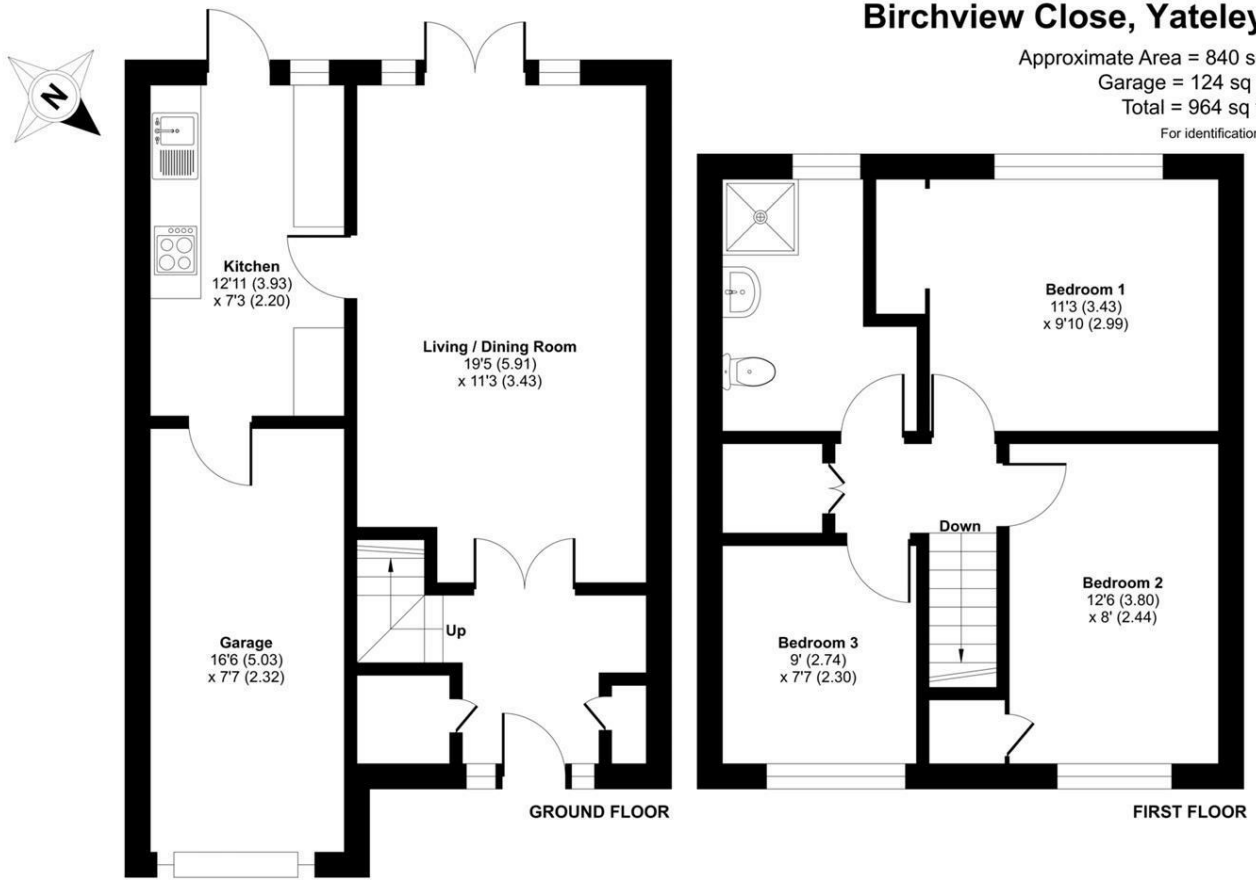






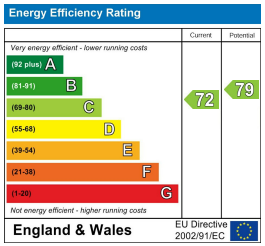
Birchview Close, Yateley, GU46

Approximate Area = 840 sq ft / 78 sq m
Garage = 124 sq ft / 11.5 sq m
Total = 964 sq ft / 89.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Waterfords. REF: 1449398

Waterfords
Residential Sales & Lettings



35 Plough Road
Yateley
Hampshire
GU46 7UW
01252 870222
yateley@waterfords.co.uk