

Ryves Avenue | Yateley | Hampshire | GU46 6FD

£545,000

Freehold

Waterfords
Residential Sales & Lettings

Ryves Avenue | Yateley
Hampshire | GU46 6FD
£545,000

WATERFORDS A well-presented detached home offering versatile accommodation, including three bedrooms upstairs and a ground floor bedroom benefitting from its own shower room, along with driveway parking.

- Detached house
- Downstairs bedroom and shower room
- 2 reception rooms plus conservatory
- Walking distance to local amenities
- Three bedrooms upstairs
- Kitchen/breakfast room
- Driveway parking















Description

The accommodation comprises a spacious entrance hall with useful under-stairs storage, leading through to a spacious kitchen/breakfast room. There is a living room featuring double doors that open into a dining room, which in turn benefits from sliding doors leading to a bright conservatory. On the ground floor, there is also a cloakroom and a bedroom with an adjoining shower room, offering flexible living options. Upstairs, the property offers three bedrooms, including a principal bedroom with fitted wardrobes and a three-piece en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Location

The property is conveniently located within a short walk of Waitrose and Monteagle Surgery, and just a short distance from the town centre. The centre offers a variety of independent cafés, pubs, and shops, including an award-winning butcher and fishmonger. Yateley is particularly well suited to commuters, with easy access to Junction 4a of the M3 motorway and Junction 11 of the M4 motorway, both just a short drive away. Rail connections are also excellent, with Farnborough railway station and Fleet railway station providing fast links to London Waterloo. Sandhurst railway station and Blackwater railway station are also nearby, offering convenient routes to Reading and Gatwick Airport. For those who enjoy the outdoors, the area offers a wealth of scenic walking opportunities, with Horseshoe Lake and Yateley Common both close by.

Outside

To the rear, the garden features a large patio area, a well-maintained lawn, and a decking area, along with two useful storage sheds. Gated side access leads through to driveway parking at the front of the property.



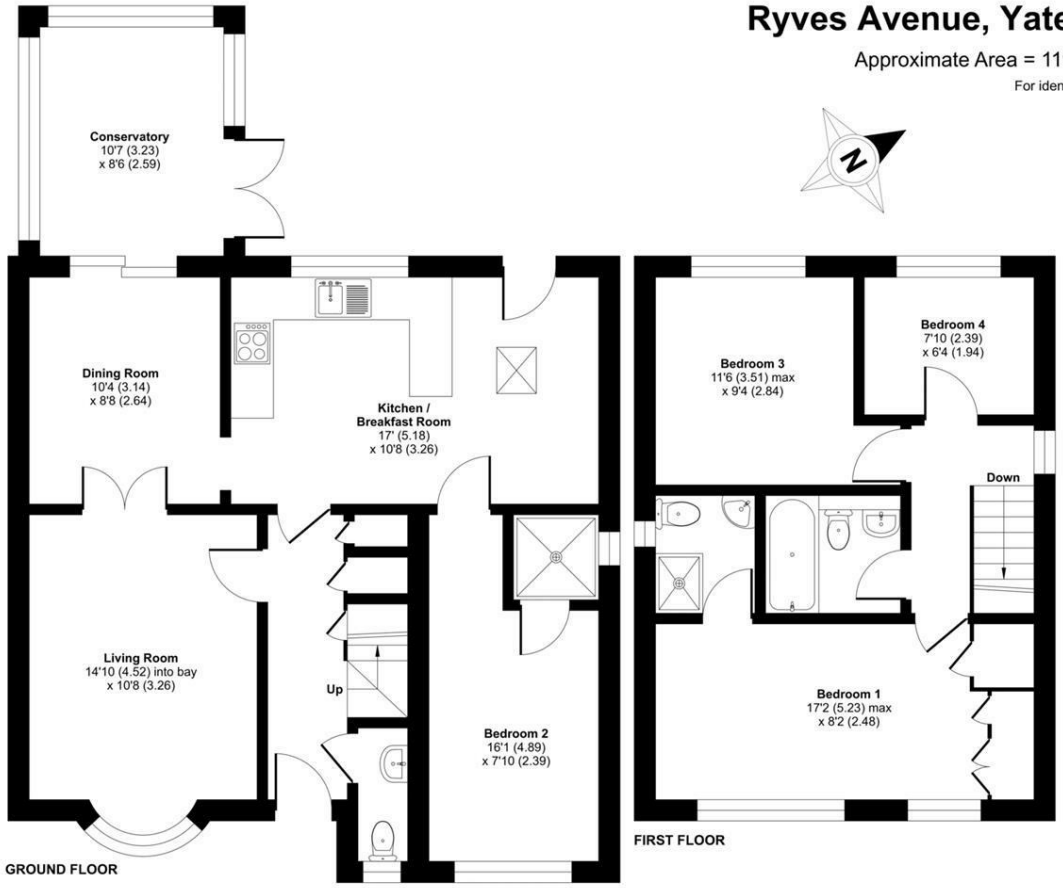




Ryves Avenue, Yateley, GU46

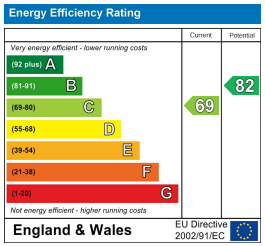
Approximate Area = 1195 sq ft / 111 sq m

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: 1431176

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