

Bramling Avenue | Yateley | Hampshire | GU46 6NX

£600,000

Freehold

Waterfords
Residential Sales & Lettings

Bramling Avenue | Yateley
Hampshire | GU46 6NX
£600,000

WATERFORDS A three-bedroom detached home featuring a modern kitchen/dining room opening onto a conservatory, a separate utility room, downstairs cloakroom, generous garden, garage and driveway.

- Beautifully renovated and modernised three-bedroom detached family home
- Refitted kitchen
- Conservatory overlooking the rear garden
- Driveway with off street parking
- Spacious open-plan living and dining area
- Integral garage
- Three bedrooms with a modern, refitted family bathroom
- Potential to extend, subject to the necessary planning consents







UPDATED AND MODERNISED DETACHED FAMILY HOME











Description

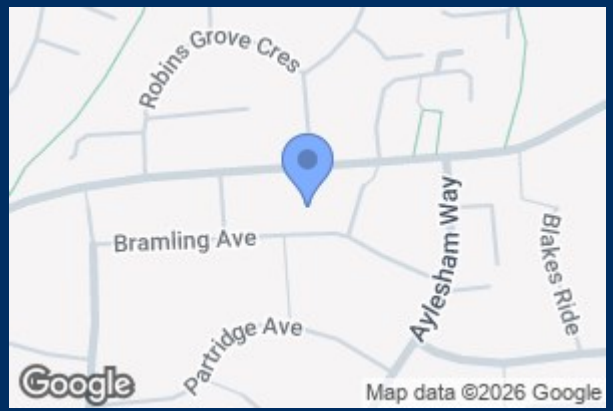
A beautifully renovated and modernised three-bedroom detached family home, ideally suited to contemporary living. The current owners have transformed the property, creating a stylish and spacious home with an impressive open-plan layout. The bright reception hallway leads into a generous open-plan living and dining area, flowing seamlessly into the conservatory overlooking the rear garden. The stunning refitted kitchen forms the heart of the home, while a spacious utility room provides further practicality, with access to the garage and outside. Upstairs are three bedrooms and a stylish, refitted family bathroom. Externally, the property offers ample off-road parking to the front, with space for multiple vehicles, alongside a garage. Side gated access leads to the fully enclosed rear garden, which enjoys a good degree of privacy and excellent natural light. The garden is mainly laid to lawn with a patio area and mature planting, providing an ideal space for relaxing and entertaining. There is also potential to extend the property, subject to the necessary planning permissions and consents. Further benefits include double glazing and gas central heating.

Location

Bramling Avenue is a sought-after residential location within walking distance of Westfields Infants and Junior Schools and Yateley School, making this an excellent choice for families. Local shops and amenities are also close by, while nearby bus services and easy access to the M3 and M4 provide convenient transport links towards London and surrounding areas. An internal inspection is highly recommended to fully appreciate the quality, space and versatility this impressive family home has to offer.

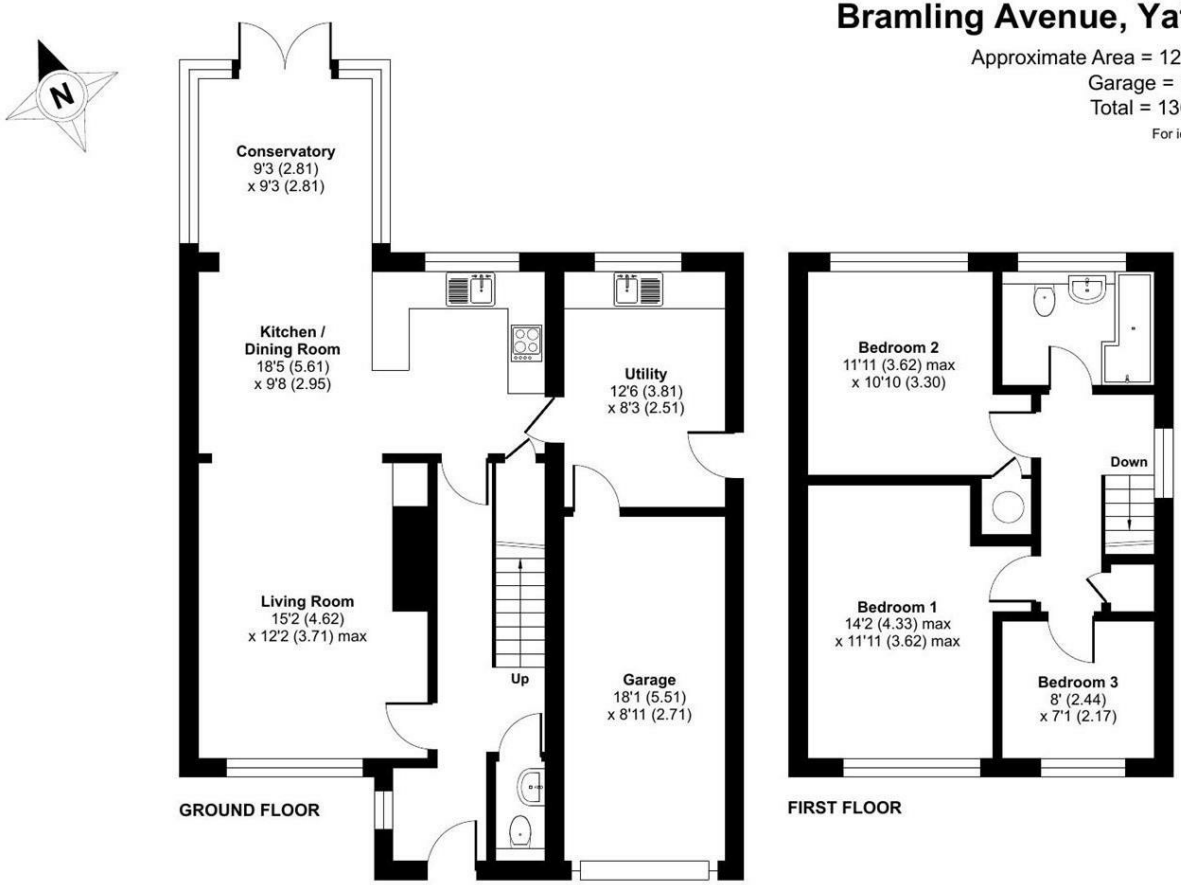






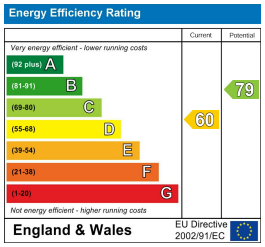
Bramling Avenue, Yateley, GU46

Approximate Area = 1208 sq ft / 112.2 sq m
Garage = 156 sq ft / 14.4 sq m
Total = 1364 sq ft / 126.6 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: 1515649

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