



Ryves Avenue | Yateley | Hampshire | GU46 6FD

£545,000

Freehold



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

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

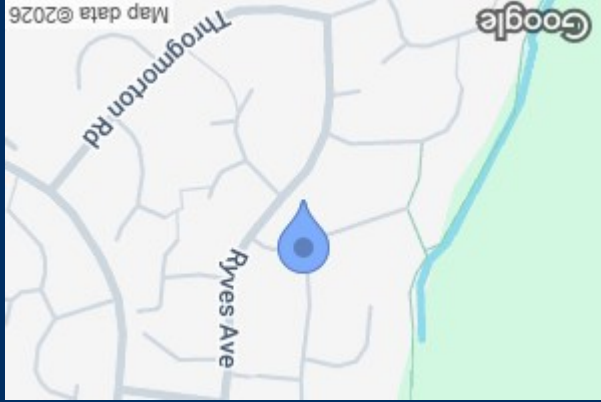
The accommodation comprises a spacious entrance hall with useful under-stairs storage, leading through to a spacious kitchen/breakfast room. There is a living room featuring double doors that open into a dining room, which in turn benefits from sliding doors leading to a bright conservatory. On the ground 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

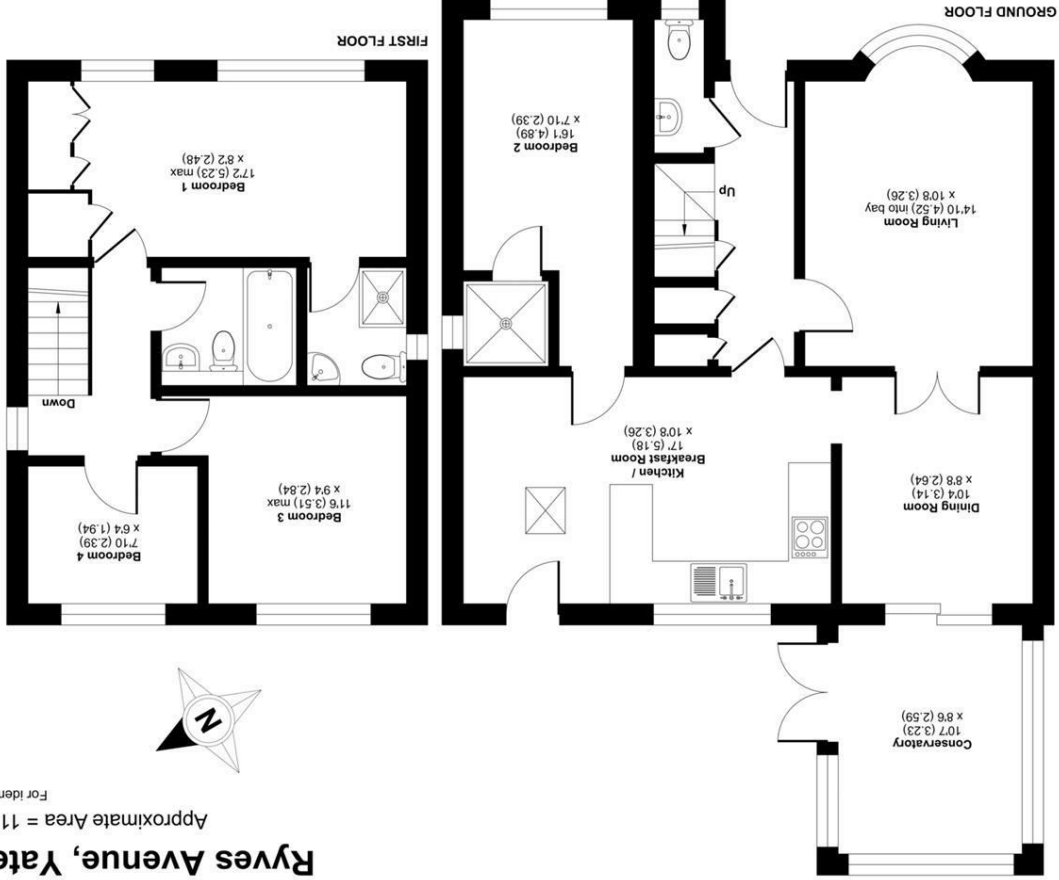
The property is conveniently located within a short walk of Waitrose and Monteagle Surgery, and just a short distance from the town centre. The centre offers a variety of independent cafés, pubs, and shops, including an award-winning butcher and fishmonger. Yateley is particularly well suited to commuters, 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.



Energy Efficiency Rating	
Current	82
Potential	69
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	
Not energy efficient - lower running costs A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	



Ryves Avenue, Yateley, GU46
 Approximate Area = 1195 sq ft / 111 sq m
 For identification only - Not to scale

Waterfords
 Residential Sales & Lettings
 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © mchecom 2026.
 Produced for Waterfords. REF: 1431176

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