

23 Maple Gardens  
Yateley, Hampshire



## 23 Maple Gardens, Yateley, Hampshire, GU46 6JG

### The Property

A superb 3 bedroom end of terraced house that has been recently renovated throughout. There is a good sized south facing garden and a garage which can be accessed from the rear garden.

### Ground Floor

Entering through the front door, there is a generous porch area with large coir matting floor.

Onwards from here there is a reception room that could be used as a dining space or family area. This gives access to the staircase, kitchen and living room to the rear and benefits from new wooden flooring.

The kitchen is brand new throughout with a range of fitted appliances, matte white cabinets, composite sink and marble effect work-surfaces.

The living room to the rear has hard wood flooring, a gas fireplace and views over the garden. There is also access from here to the conservatory/garden room.

### First Floor

The stairway and landing have been re-carpeted, and upstairs there are three bedrooms and a bathroom. There are two double rooms and one single.

The main bedroom is rear aspect and has an integrated wardrobe.

The bathroom has been given a high end finish with wonderful floor to ceiling tiling and a new bathroom suite with shower over bath configuration

### Outside

The property has a pretty frontage laid to lawn. To the rear there is a good sized garden with patio area, lawn and concrete base in place for a shed or home office (STPP).

There is also a detached garage which has a rear door out to the back of the rear garden.

### Location

Yateley benefits from a range of shops, cafe's public houses and schooling options all within one mile of this property.

Yateley has a charming village atmosphere with local amenities and is located in the M3/M4 corridor about 40 miles to the West of central London. Reading, Basingstoke, Camberley and Wokingham are all easily accessed by car and provide excellent shopping facilities along with multi-screen cinemas, theatres, sports clubs, leisure centres and many options for dining out.

Yateley and Eversley offer an excellent choice of pubs/restaurants and the Eversley Sports Association offers excellent opportunities for hockey, football and cricket – with 2 pitches and dedicated indoor facilities.













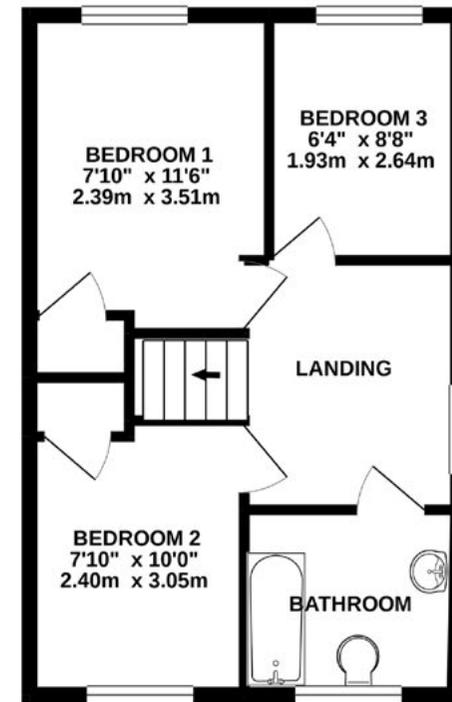
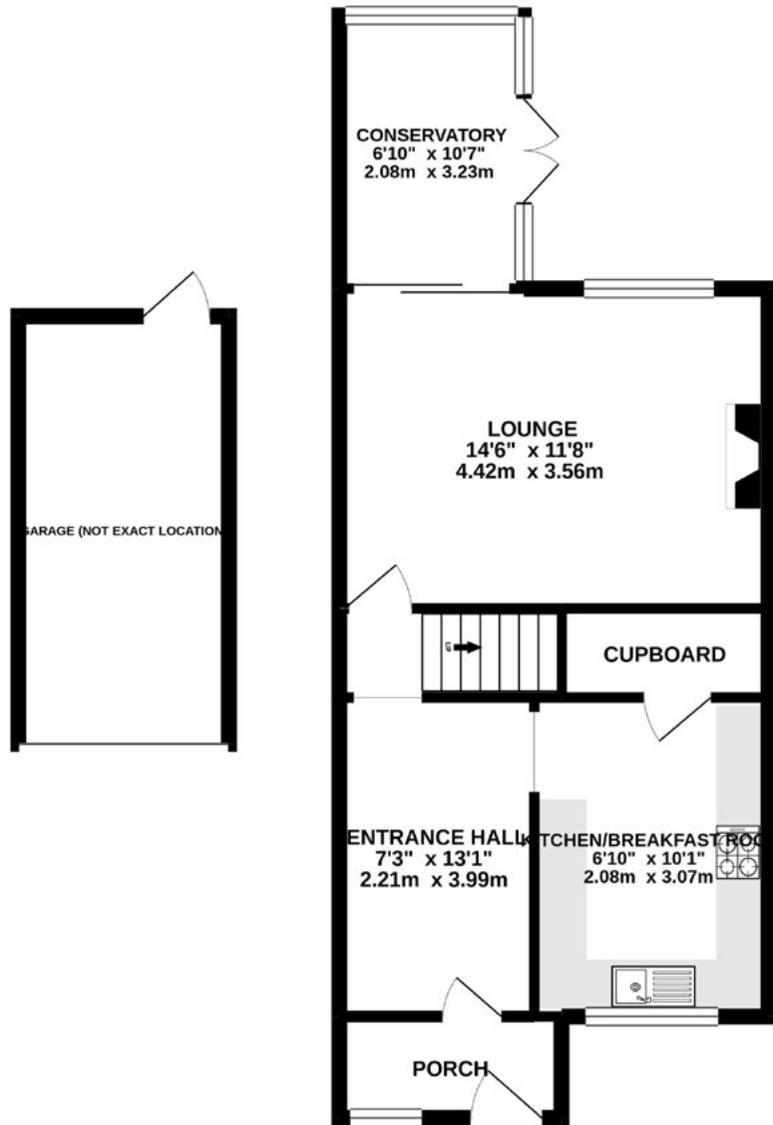












TOTAL FLOOR AREA : 1047 sq. ft. (97.3 sq. m.) approx.

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.

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If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Postcode GU46 6JG

Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment and garden ornaments etc. are specifically excluded unless mentioned. The developer reserves the right to change the specification at any time during the build process without notice.

Viewing

Telephone:

McCarthy Holden: 01252 842100

Services

Mains electricity, water  
and drainage, gas fired central heating.

EPC: C (71)

Local Authority

[Hart District Council](#)  
[Council Tax Band: C](#)

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