



11 White Lion Way, Yateley

Yateley

McCarthy
Holden

Guide Price £250,000



11 White Lion Way

Yateley, Yateley

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Starter Home
- Centre of Yateley
- Short Distance To Amenities
- No Onward Chain
- Driveway Parking
- Beautifully Presented





This well-presented starter home offers a fantastic opportunity for first-time buyers or investors seeking a property in a convenient location close to local shops and amenities in the centre of Yateley and is offered to the market with no onward chain, this property allows for a straightforward purchase process and immediate occupation.

The Accommodation

The accommodation is bright and welcoming with a living area that flows seamlessly into a modern fitted kitchen. The kitchen has a range of base and eye level units and space for kitchen appliances. Upstairs, the property provides a well-proportioned bedroom with ample storage and a contemporary bathroom.

To The front of the property is a driveway with an allocated parking space and a small paved area ideal for a small bistro table and chairs.

Location

Yateley, which has a population of around 20,500, is situated in the north east corner of Hampshire and acquired the status of a town in January 1975. It covers an area of 2,722 acres stretching northwards from the A30 to the River Blackwater, which forms the boundary with the Royal County of Berkshire.

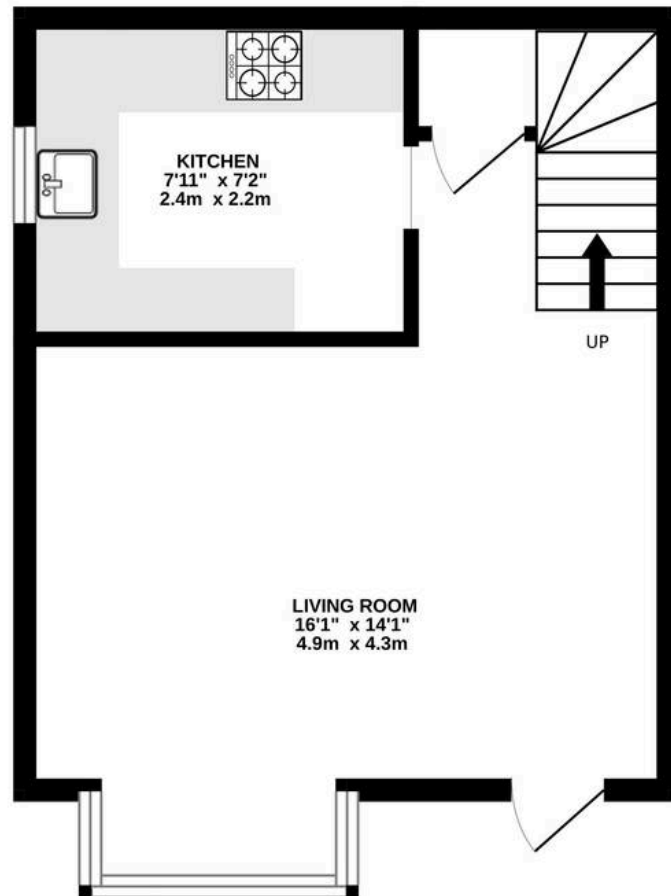
The town includes the areas of Darby Green, Frogmore and part of Blackwater, and also includes the greater part of Blackbushe Airport within its boundary. The town itself is a mixture of old and new developments; during the last 35 years it has expanded dramatically. There are village greens, play parks, GP surgeries, schools, churches and many other local services in various locations throughout the town. For commuters, the nearest train stations are Fleet, Blackwater, Sandhurst and Camberley, and the main roads include the M3 which links to the M25.

- Starter Home
- Centre of Yateley
- Short Distance To Amenities
- No Onward Chain
- Driveway Parking
- Beautifully Presented

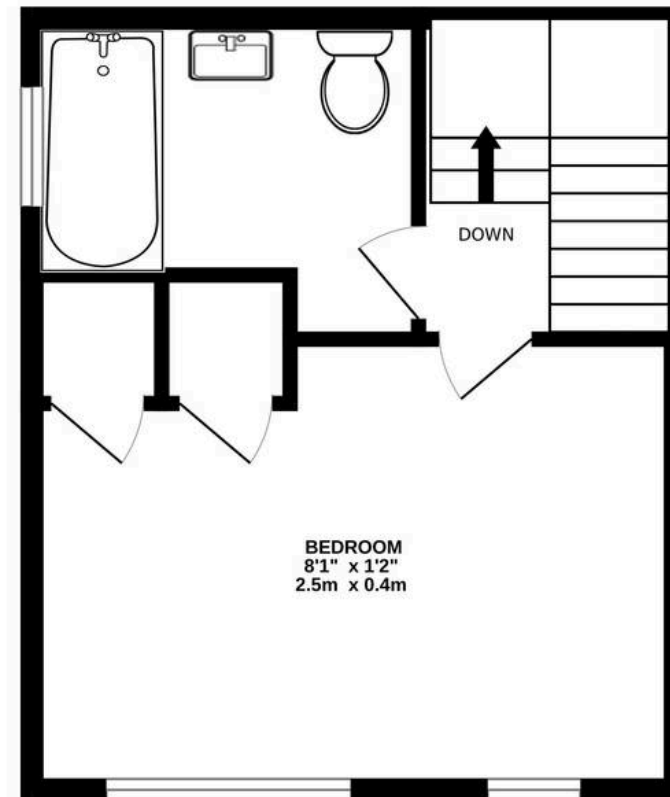




GROUND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 475sq.ft. (44.1 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.

Made with Metropix ©2026





McCarthy Holden Fleet

McCarthy Holden Estate Agents, 110 Fleet Road - GU51 4PA

01252 620640 • fleet@mccarthyholden.co.uk • www.mccarthyholden.co.uk/

These particulars are provided in good faith under the Consumer Protection from Unfair Trading Regulations 2008 and are for guidance only. They do not form part of any contract. No survey has been carried out, and services or fittings have not been tested.

Photos and floor plans are illustrative; items shown may not be included. Buyers/tenants must verify all details. Fixtures & Fittings: Excluded unless specifically stated.