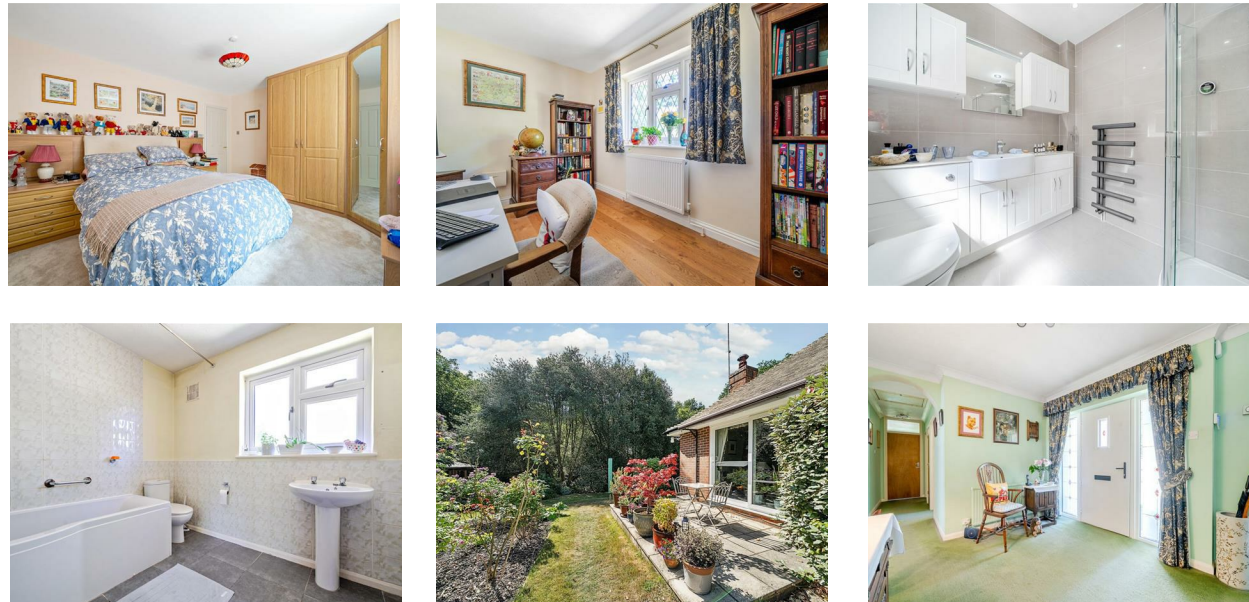
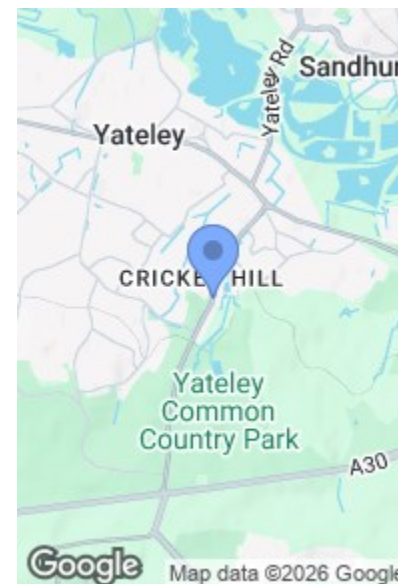
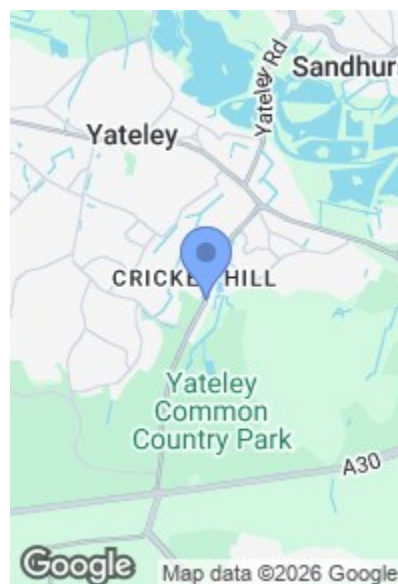




ROAD MAP

HYBRID MAP

TERRAIN MAP



CRICKET HILL LANE, YATELEY GU46  
OFFERS IN EXCESS OF £875,000

Camberley 01276 539111  
Email: [enquiries@knightspropertyservices.com](mailto:enquiries@knightspropertyservices.com)  
54 Obelisk Way, Camberley, Surrey GU15 3SG  
[www.knightspropertyservices.com](http://www.knightspropertyservices.com)



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 62      | 80        |
| EU Directive 2002/91/EC                     |         |           |





## MAIN FEATURES

- Sizeable Bungalow
- Four Bedrooms
- Two Reception Rooms
- Original Well
- Extensive, Landscaped & Beautiful Grounds
- Versatile Accommodation
- En Suite To Bedroom One
- Gated Driveway Parking & Garage
- Fitted Alarm
- Close To Yateley Common

## FULL DETAILS

### Entrance Hallway

Enter via door, cupboard, carpet flooring and access to the loft.

### Kitchen/Breakfast Room

Optiplan kitchen comprising; range of base and eye level units, microwave, sink, washing machine, tumble dryer, dishwasher, Rangemaster cooker and fridge/freezer. Tiled flooring and pantry.

### Living Room

Feature open fireplace, carpet flooring and sliding door leading to the garden.

### Dining Room

Carpet flooring.

### Bedroom One

Fitted wardrobes and drawers, carpet flooring and door leading to the;

### En Suite

Shower cubicle, low level WC, wash hand basin, vanity mirror, storage, heated towel rail, tiled flooring and tiled walls.

### Bedroom Two

Carpet flooring.

### Bedroom Three

Currently being used as a study. Wood flooring.

### Bedroom Four

Carpet flooring.

### Bathroom

Bath with shower, low level WC, wash hand basin, partly tiled walls and tiled flooring.

### External Grounds

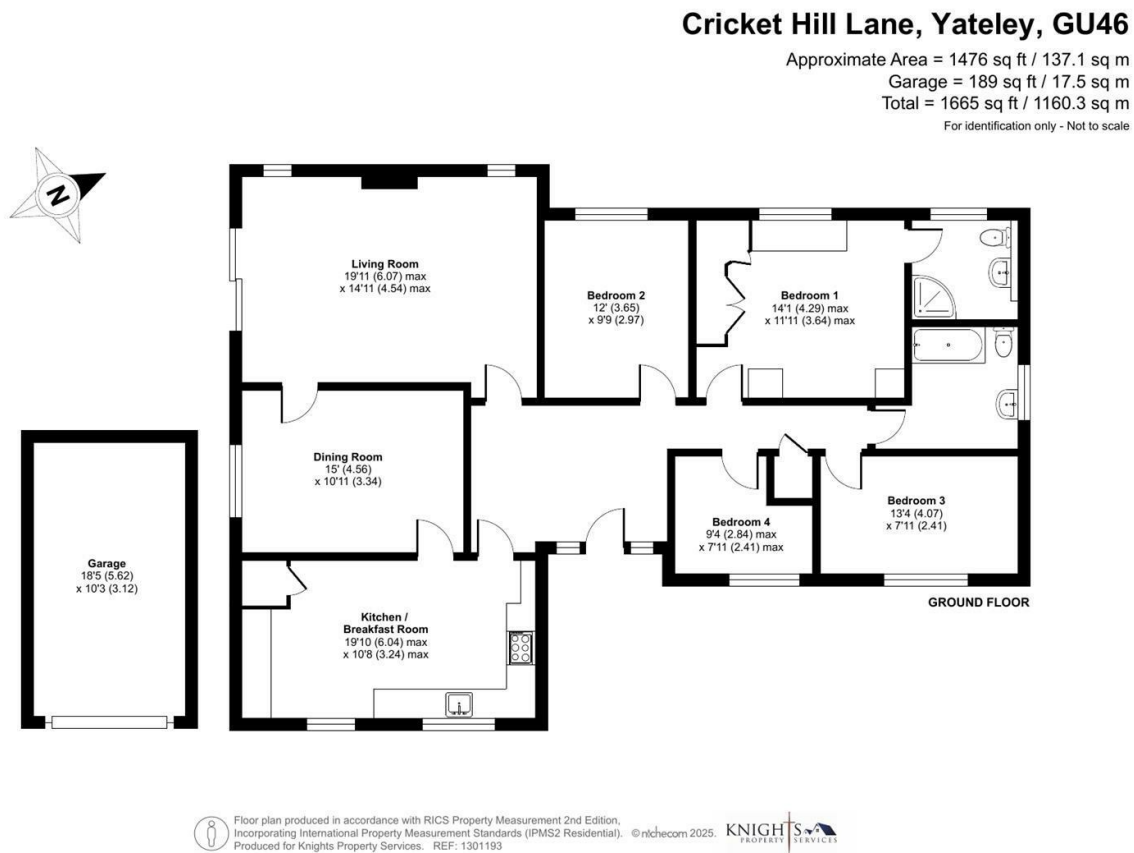
Landscaped and extensive wraparound garden, which is mainly laid to lawn with a wide range of mature planting and an original well. Two sheds and a wood store. Gated driveway parking and access to the;

### Garage

### Council Tax

Band F.

## FLOORPLAN



## CRICKET HILL LANE, YATELEY GU46

KNIGHTS PROPERTY SERVICES - Knights are very excited to market for sale this very well presented four bedroom detached bungalow, situated on a substantial plot in a peaceful setting. The versatile accommodation comprising; living room with feature open fireplace, dining room, kitchen/breakfast room with Rangemaster cooker, larger than average bathroom and four bedrooms with a modern en suite to bedroom one. There is a gated driveway leading up to the garage and property. A real standout feature for the home is the extensive and private landscaped wraparound garden, with a wide range of mature planting and an original well. It is ideally situated close to picturesque woodlands (Yateley Common), as well as great commuting links via the A30 and M3 and a good range of local amenities.