

Kings Glade
Three Bedroom Semi-Detached



Kings Glade, Yateley, Hampshire, GU46 7UT

The Property

This charming three bedroom semi-detached home offers a peaceful and convenient lifestyle in Yateley. Located in a quiet cul-de-sac, it enjoys easy access to local schools, shops, and amenities. This property is offered to the market with no onward chain.

Ground Floor

The ground floor boasts a well-appointed kitchen with ample storage space to cater to all your culinary needs. The spacious living room, bathed in natural light, provides a perfect setting for relaxation and entertaining. A delightful conservatory, complete with the underfloor heating, extends the living space. A convenient downstairs cloakroom completes the ground floor.

First Floor

To the first floor, you'll discover a generously proportioned principal bedroom, thoughtfully equipped with fitted wardrobes to provide ample storage. The re-fitted family bathroom serves the remaining bedrooms on this floor.

Outside

The rear garden, accessible via double conservatory doors or a convenient side garden gate, provides a delightful outdoor space for relaxation. A dedicated patio area creates the perfect setting for al fresco dining and entertaining guests. Furthermore, the property offers the convenience of driveway parking for multiple vehicles, ensuring ample space for both residents and visitors.

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.







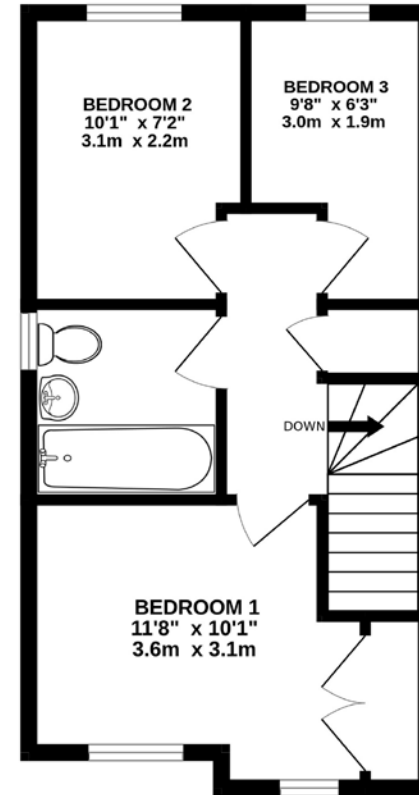
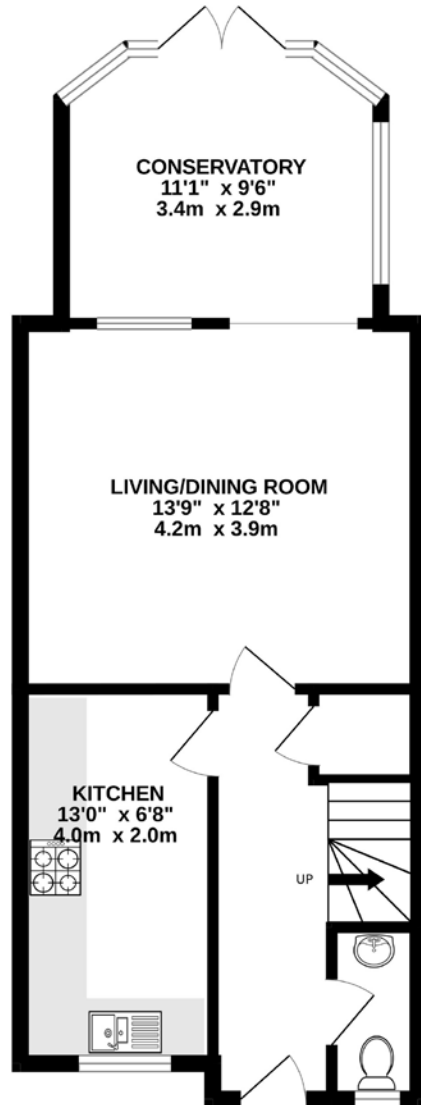












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 ©2025

Consumer Protection Regulations

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of McCarthy Holden has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. Land estimate is a guide and it has not been possible to quantify accurately.

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.

Services & Material Information

Water – Mains
Gas – Mains
Electric – Mains
Oil/LPG – None
Sewage – Mains
Heating – Gas Fired

Materials used in construction - Brick, Timber Framed, Tiled roofs
EPC - D (61)

Broadband Checker - <https://www.openreach.com/fibre-broadband>
To check mobile availability please visit: <https://checker.ofcom.org.uk/>

Accessibility Accommodations - None

Directions - Postcode GU46 7UT Please contact McCarthy Holden for detailed directions as this property is in a rural location.

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

Viewing
Telephone sole agents
McCarthy Holden: 01252 620640

Local Authority
Hart District Council
Tax Band D



www.mccarthyholden.co.uk

