



**Osbornes**  
Independent estate agents

Willowford | Yatley

# Nestled in a quiet residential area, this charming semi-detached home is perfect for families or those looking for ample living space and a cozy outdoor retreat.

Semi Detached | Three Bedrooms | Two Reception Rooms | Enclosed Rear Garden | Garage & Parking | No Onward Chain

**£400,000 | Freehold**

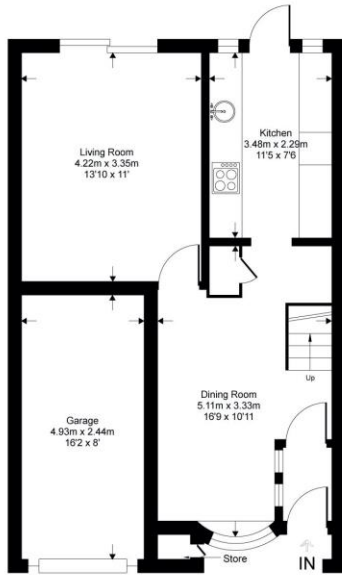
Nestled in a quiet residential area, this charming semi-detached home is perfect for families or those looking for ample living space and a cozy outdoor retreat. The property boasts a well-maintained front garden with a driveway leading to an integral garage, providing convenient parking and storage options. The interior features a warm and inviting living room with a feature fireplace and sliding doors that open to a generously sized garden. The separate dining room is ideal for hosting family meals or entertaining guests. The kitchen, with its classic wooden cabinetry and tiled floors, offers plenty of storage and workspace, along with direct access to the rear garden. Upstairs, the property includes three well-proportioned bedrooms. The master bedroom offers a relaxing retreat, while the additional bedrooms are versatile, suitable for family members, guests, or as a home office. The family bathroom is bright and functional, equipped with a white suite and modern amenities. The rear garden is a true highlight, with a spacious lawn, mature plants, and a patio area perfect for outdoor dining or relaxing in the sun. This outdoor space is ideal for both play and leisure, offering a peaceful haven for gardening enthusiasts. Located close to local amenities, schools, and transport links, this property combines comfort, practicality, and potential, making it a fantastic opportunity for prospective buyers. Council Tax Band: D EPC Band: TBC





## Willowford

Approximate Gross Internal Area = 80.1 sq m / 863 sq ft (excludes store)  
Approximate Garage Internal Area = 11.2 sq m / 121 sq ft  
Approximate Total Internal Area = 91.3 sq m / 984 sq ft



Ground Floor = 39.5 sqm / 426 sqft



First Floor = 40.5 sqm / 437 sqft

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

## Osbornes Estate Agents

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

