Four Bedroom Detached Family Home
Elvetham Road, Fleet, Hampshire

McCarthy Holden

www.mccarthyholden.co.uk

A well-presented four bedroom detached family home situated in a popular non estate location close to Fleet mainline railway station.

The property offers well balanced family accommodation with living room, dining room, kitchen, study, utility room and cloakroom to the ground floor. To the first floor are four bedrooms, master with en-suite and family bathroom.

To the rear of the property is an attractive mature rear garden with patio area immediately to the rear of the house, area of lawn and an arrangement of mixed stock and shrub borders.

To the front of the property is the driveway which provides ample parking leading to the garage.

Fleet has excellent commuter links by both rail and road. There are regular trains to London Waterloo taking around 43 minutes and the town is located off Junction 4a of the M3 motorway which links to the M25. Fleet town centre offers comprehensive shopping and leisure facilities, schools for all age groups, churches of various denominations and various health care services.

SCRABBLE

Coca-Cola
TRI-STAR
RED HAT
GASOLINE
Stef's 34 Rod
ALL AMERICAN LOVER
Seeburg
Drink Coca-Cola
DELICIOUS AND REFRESHING
RACING

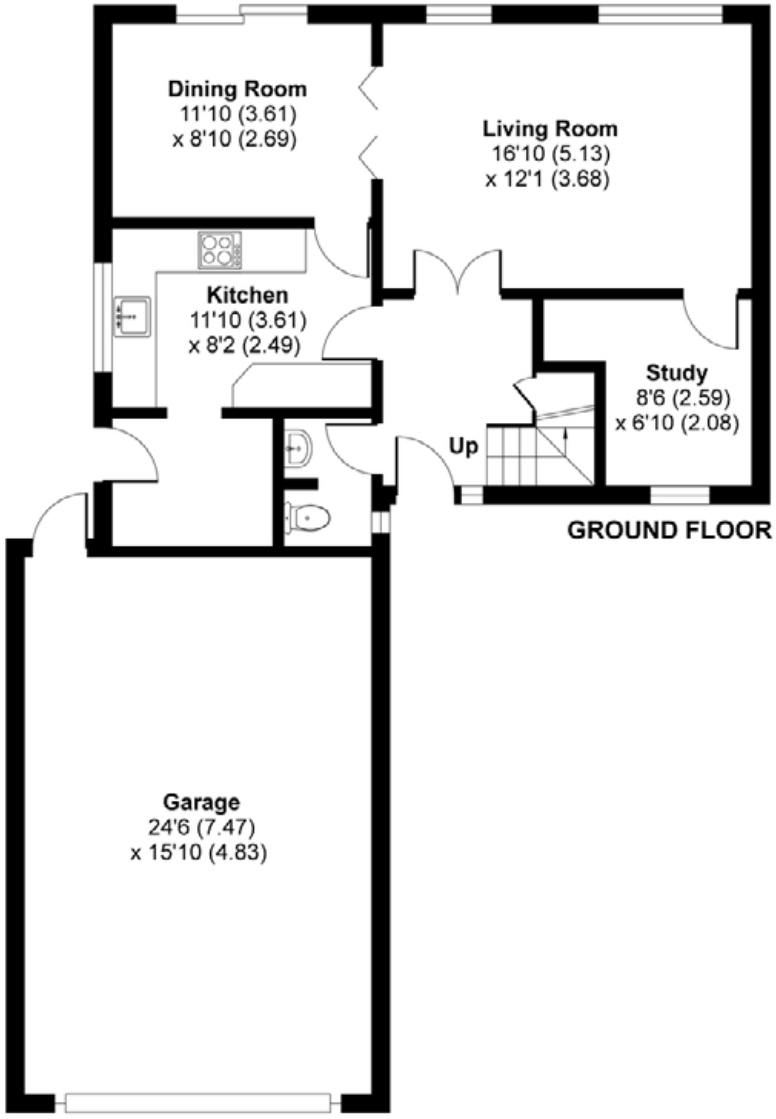
Dr SALTS

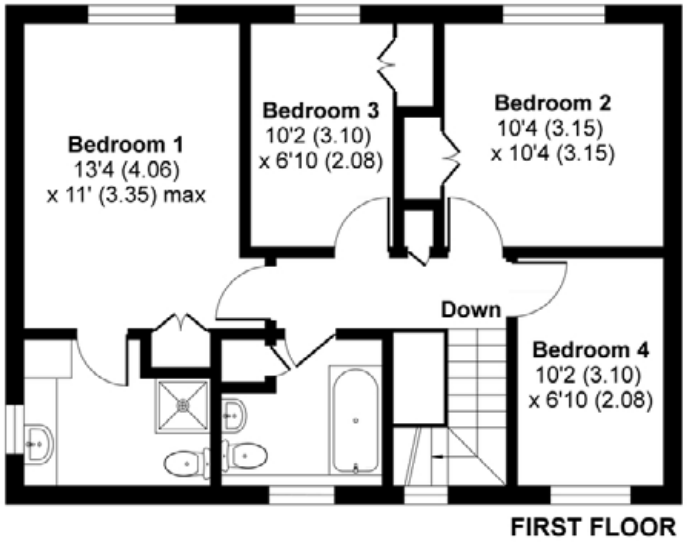
BEACH
FUN IN THE SUN
SEASHORE

# Elvetham Road, Fleet, GU51

Approximate Area = 1650 sq ft / 153.2 sq m (includes garage)

For identification only - Not to scale




RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020.
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CONSUMER PROTECTION REGULATIONS

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**Fixture and Fittings:**

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

**Directions:**

Postcode: GU51 4QL

Please contact McCarthy Holden for detailed directions

**Viewing:**

Telephone: 01252 620640
Email: fleet@mccarthyholden.co.uk

**Services:**

Mains electricity, gas, water and drainage

EPC Rating - D (68)

**Local Authority:**

Hart District Council

Council Tax Band - F

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