



Situated within the favoured Blue Triangle area of Fleet, is this light and airy Scandinavian style family home.

Entrance hall with a study nook, family room with built in cabinetry, spacious sitting room with gas fire and doors overlooking the rear garden and a fitted kitchen/diner with double oven, induction hob, microwave, fridge, dishwasher and French doors overlooking the garden.

There is a downstairs cloakroom and separate utility/boot room with washing machine, freezer and access to the outside.

Upstairs the main bedroom benefits from fitted wardrobes and an ensuite with walk in shower and separate bath.

Bedroom two and three are also both doubles with fitted cupboards and share a 'jack and Jill' style shower room between them.

The 4th bedroom also has fitted wardrobes and is adjacent to the family bathroom which comprises of a bath and separate shower cubicle.

The property is tucked away and reached via a gravel driveway with ample parking, leading to a double garage with electric door; whilst to the rear, the mature secluded gardens offer a large patio and lawn.

This light and airy property has been painted throughout and benefits from underfloor heating throughout.

Available Now. Unfurnished.

Energy Efficiency rating - C / Council tax Band - G / Tenancy Length – 12 months

ADDITIONAL CHARGES

Security deposit - £4,038.00 (5 weeks rent), Holding deposit – £807.00 (equivalent to 1 weeks rent - Holding deposit deducted from 1st months' rent due on successful completion of a tenancy, but non-refundable should a Tenant withhold/provide misleading information that may affect their application, or if they withdraw)

Further Tenant fee information available on; mccarthyholden.co.uk/wp-content/uploads/2024/07/Tenant-fees-new-tenancies.pdf



CHURCH ROAD, FLEET

£3,500 pcm