

Kenilworth Road
Three Bedroom Detached Edwardian Property



5 Kenilworth Road, Fleet, GU51 3AT

The Property

This extremely attractive double fronted Edwardian house is located in a no-through road within the desirable Pondtail area of Fleet, close to Fleet town centre and Fleet mainline railway station. This character property has been tastefully modernised whilst retaining many of its character features.

Ground Floor

The principle reception rooms are accessed off the central entrance hallway and include a beautiful sitting room with bay window, central chimney breast with an inset wood burning stove and stripped wooden floorboards. Directly opposite the sitting room is the family room/office (wood burning stove not included).

The heart of the home is the extended kitchen/diner which is flooded with natural light from the large lantern style roof light. The kitchen is fitted with a range of bespoke units under wooden work surface and a Belfast sink.

There is also a separate utility room and cloakroom on the ground floor.

First Floor

The first floor is equally impressive with two front aspect double bedrooms, both with fitted wardrobes, and a rear aspect single bedroom. The family bathroom has been refitted with a traditional white suite.

Outside

The generous plot is approaching 0.2 of an acre with the front of the property providing driveway parking for several vehicles.

There is side access to the rear garden which offers a good degree of privacy and measures approximately 140ft. in length. The garden is laid to lawn with a selection of mature hedging, trees and shrubs. There is also a large hardwood decked area for entertaining.

Location

Pondtail is a sought-after residential area of Fleet close to Fleet mainline railway station which offers regular services to London Waterloo from 43 minutes and is within a short drive of Junction 4a of the M3 motorway.

Fleet town centre offers comprehensive shopping and leisure facilities, restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and health care services.







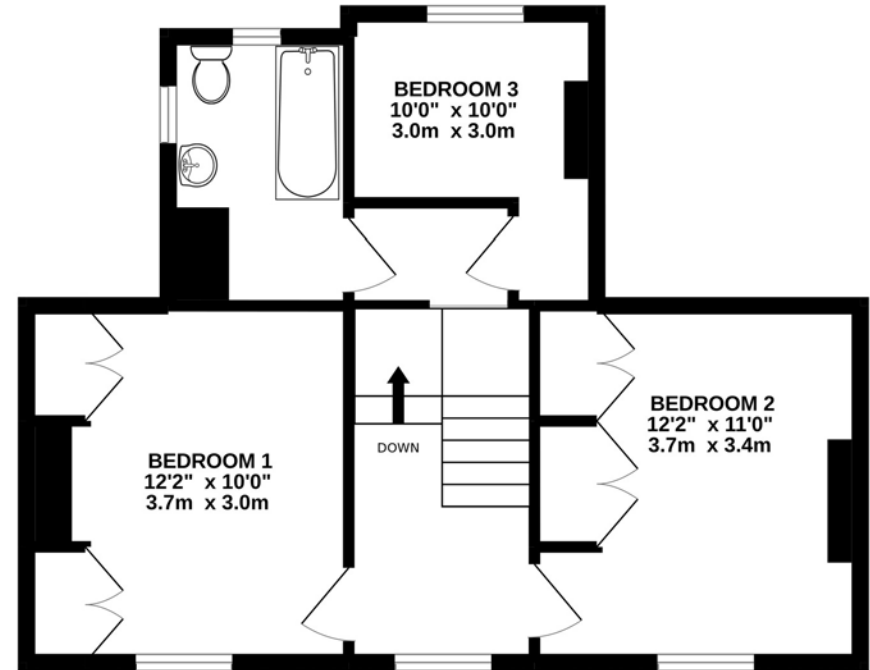
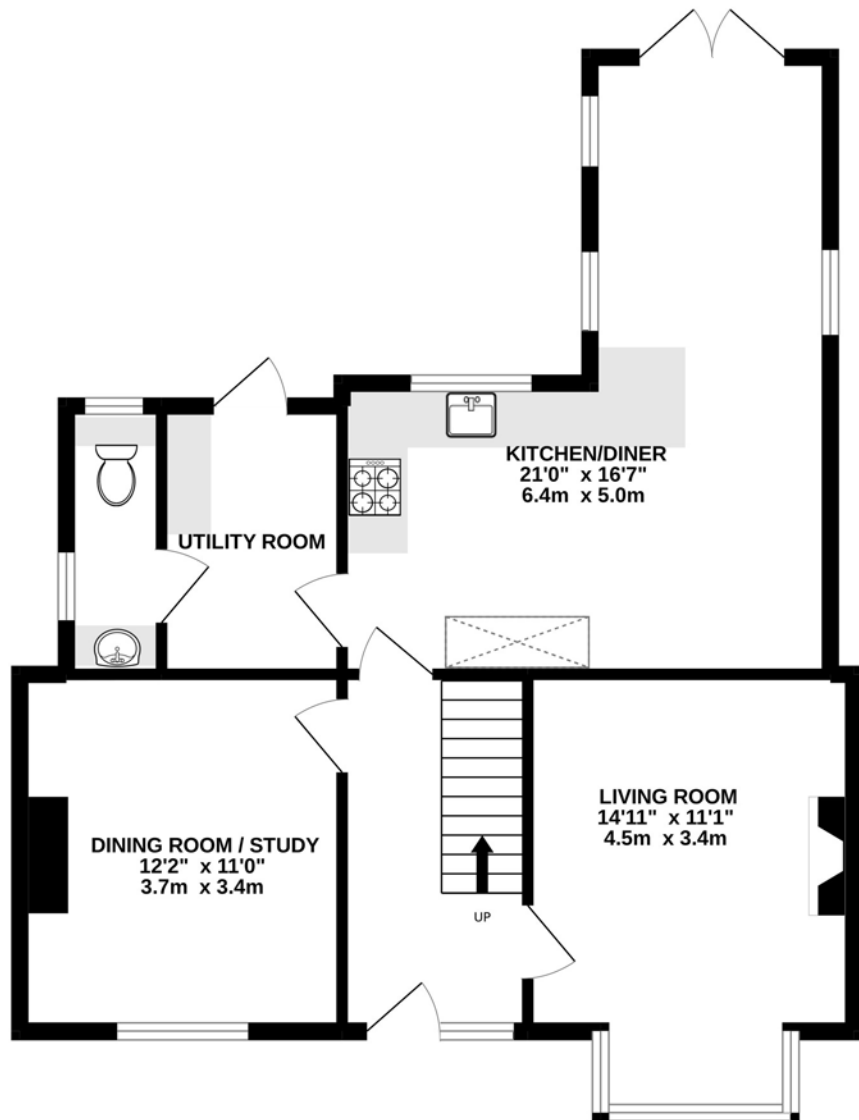












TOTAL FLOOR AREA : 1255sq.ft. (116.6 sq.m.) approx.

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







Places of interest

A selection of photographs showing various locations in and around Fleet are shown below.



Fleet Pond



Basingstoke Canal



Fleet Mainline Railway Station



Basingstoke Canal



Fleet High Street

Consumer Protection Regulations

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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.

Directions - Postcode GU51 3AT. Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment and garden ornaments etc. are specifically excluded unless mentioned. The developer reserves the right to change the specification at any time during the build process without notice.

Viewing

Telephone sole agents
McCarthy Holden: 01252 620640

Services

Mains electricity, water and drainage.
Gas Central Heating
EPC Rating - E (49)

Local Authority

[Hart District Council](#)
[Council Tax Band - F](#)

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