

Pennyroyal
Four Bedroom Detached Property



4 Pennyroyal, Fleet, GU51 5BH

The Property

This well-presented four bedroom detached property is situated on the popular Edenbrook development, close to local schools, leisure centre and country park.

Ground Floor

There is an attractive and spacious entrance hallway with double doors leading into a 35 ft. long kitchen/dining/living room. The living/dining area is double aspect with a feature log burning stove and wood flooring. The kitchen has tiled flooring and is fitted with a range of units plus integrated appliances including two AEG ovens, AEG induction hob, AEG microwave, warming tray, extractor, fridge, freezer, wine fridge and Bosch dishwasher. French style doors from the kitchen open onto the garden. There is a utility room and cloakroom located off the kitchen. A further set of double doors in the hallway give access to a separate double aspect family room with wood flooring and French style doors to the garden.

First Floor

To the first floor are the four bedrooms and family bathroom plus en-suites to bedrooms one and two. Bedroom one also has a dressing room area and a balcony.

There is access to the part boarded loft with light, ideal for storage.

Further benefits of the property include under floor heating throughout, window shutters throughout and wiring for audio with speakers in the ceilings on the ground floor and in bedroom one.

Outside

The garden has recently been landscaped with areas of lawn and a raised area of artificial lawn. There is a seating area made of composite decking which is accessed via the kitchen and family room. The garden is enclosed with a mixture of wall and fencing with a gate to the rear of the garden giving access to the double garage which has heating and air con installed plus electric roller doors.

Additional Information

There is an annual service charge for the development which is currently £500.00 per annum.
Council Tax is Band F - Hart District Council

Location

The property is conveniently situated for local amenities including Fleet town centre and Fleet mainline railway station (London Waterloo from 43 minutes).

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

The picturesque villages of Dogmersfield, Crondall and Ewshot are all within a short drive

















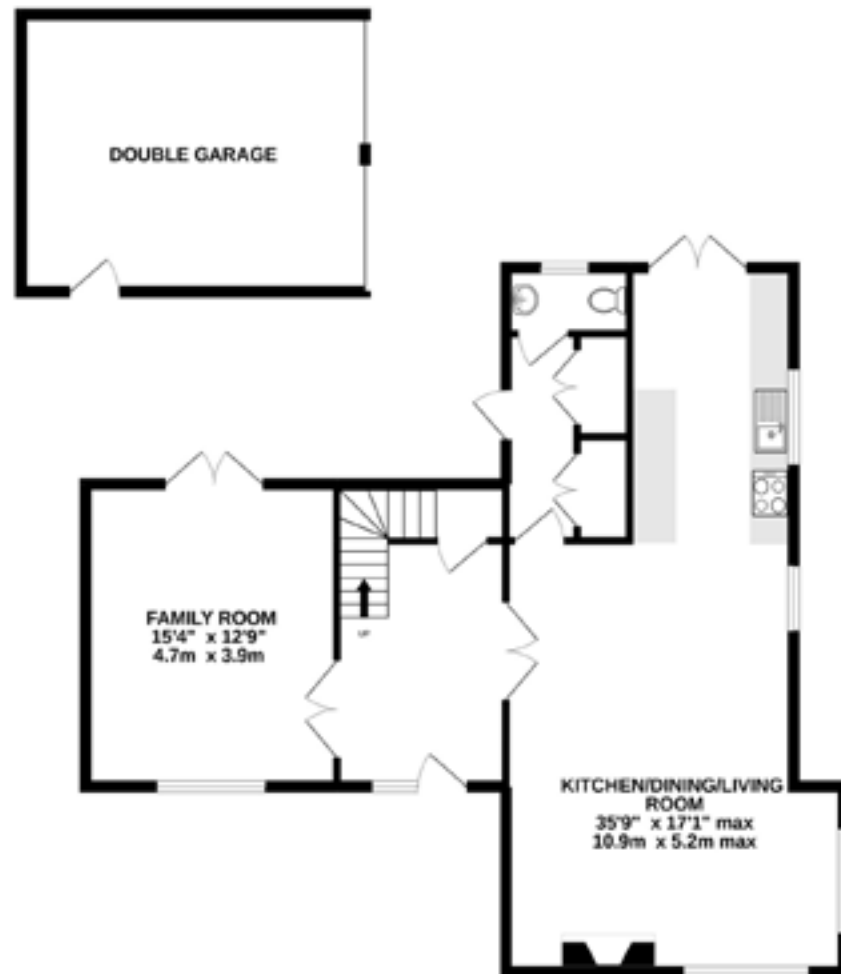








GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2179sq.ft. (202.4 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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Places of interest

This property is ideally located for all of the amenities and attractions of Fleet and the surrounding area.

A selection of photographs of the local area are shown below.



Fleet Pond



Basingstoke Canal



Fleet Mainline Railway Station



All Saints Church, Odiham



Fleet High Street

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.

Directions - Postcode GU51 5BH. 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: 01256 704851

Services

Mains electricity, water and drainage.
Under floor heating
EPC Rating - C (79)

Local Authority

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



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