

Avondale Road
Four Bedroom Chalet Bungalow



Avondale Road, Fleet, Hampshire, GU51 3BS

The Property

A well presented four bedroom chalet bungalow situated in a popular non estate location close to Fleet town centre, Fleet mainline railway station and Fleet pond and nature reserve.

Accommodation

The property offers flexible accommodation over two floors with two bedrooms and an en-suite to the first floor. To the ground floor is a 15ft living room with feature fireplace and doors to the rear garden, a refitted kitchen breakfast room with eye and base level units and quartz worktop, two bedrooms, family bathroom, utility and boot room to the ground floor.

Outside

A particular feature of the property is the southerly aspect rear garden which is mainly laid to lawn with an arrangement of mixed stock and shrub borders.

To the front of the property is an area of lawn and driveway parking for several vehicles leading to the double garage.

Additional Information

In 2022, the current vendor had updated the heating system. The boiler, all of the radiators and majority of the pipework have been replaced.

Council Tax Band E

Location

The property is located in the popular Pondtail area of Fleet close to Fleet Pond/Nature Reserve and within easy access of Fleet mainline rail.

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

Fleet railway station offers 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.





















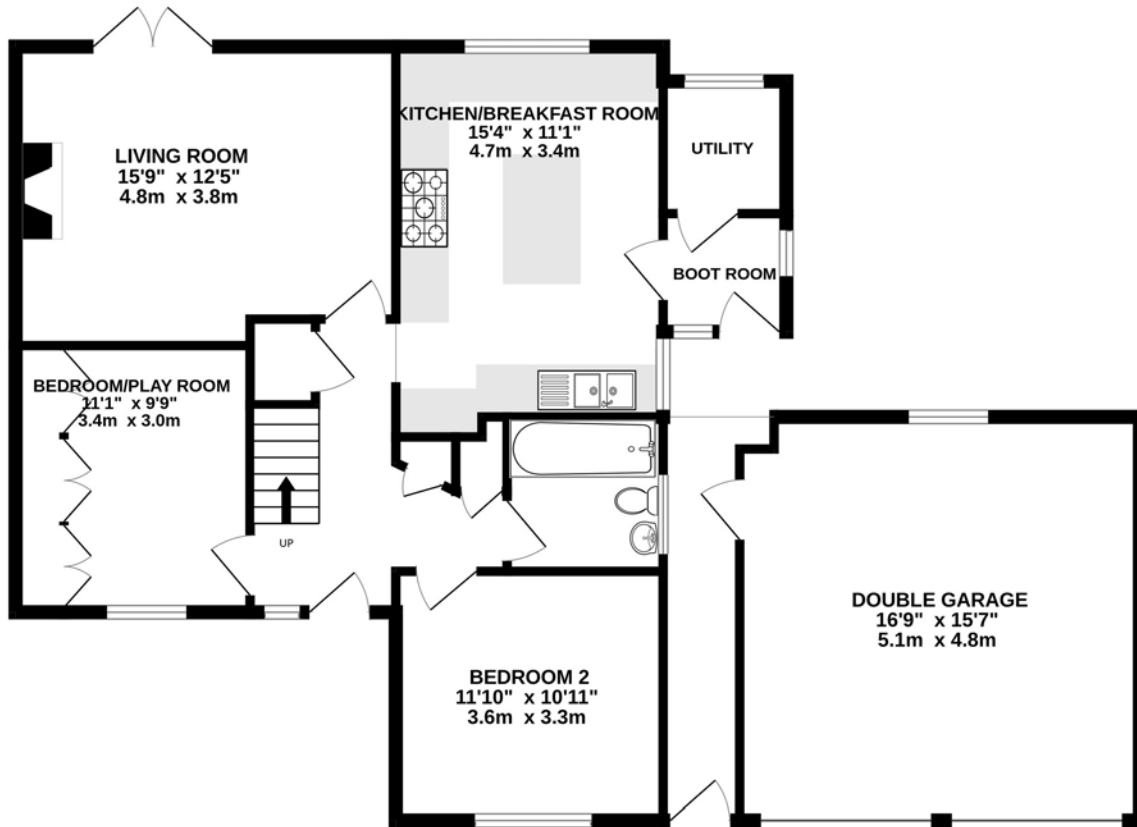




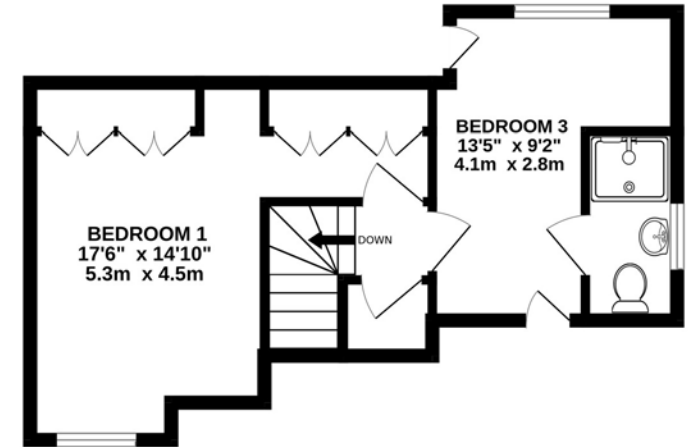




GROUND FLOOR



1ST FLOOR



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

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

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).

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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 3BS. 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.

Viewing

Telephone sole agents
McCarthy Holden: 01252 620640

Services

Mains electricity, water and drainage.
Gas Central Heating
EPC Rating - TBC

Local Authority

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

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