

Albany Road
Four Bedroom Detached Property



Albany Road, Fleet, GU51 3PT

The Property

This beautiful character property is situated on the popular Albany Road in Fleet, close to Fleet town centre, Fleet mainline station and great local schools. The property boasts high ceilings and large windows throughout allowing natural light to flood in.

Ground Floor

On the ground floor is a large, attractive entrance hallway, dining room, cloak room, family room, study, living room and open plan kitchen/breakfast room. The well-proportioned sitting room boasts a stone-carved fireplace with open fire and patio doors leading out to the stunning rear garden. Accessed through double doors is the isolated study, perfect for at-home working. The kitchen is fitted with an array of units and space for appliances and there is a breakfast area to the rear, opening out to the garden. For more formal dining, there is a separate, double aspect dining room with a fitted gas fireplace.

First Floor

To the first floor are four double bedrooms, a family bathroom, and a shower room.

Outside

Both the front and rear gardens have been landscaped to a high standard offering an abundance of beauty from a range of flowerbeds, potted plants and trees.

The gorgeous south facing rear garden, measuring approximately 80ft, is mostly laid to lawn and has a patio for seating and dining.

The front garden has a paved driveway with space for several vehicles, and there is a 5-bar gate for privacy and security.

Additional Information

Hart District Council Tax Band F

Location

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.

Towns such as Basingstoke, Guildford and Reading are all within 20 miles whilst the historic market town of Farnham and the picturesque villages of Hartley Wintney and Odiham are a short drive away. Heathrow Airport is about 28 miles and Farnborough Airport is about 5 miles distant. Private aircraft facilities are also available at Blackbushe Airport (about 5 miles).

















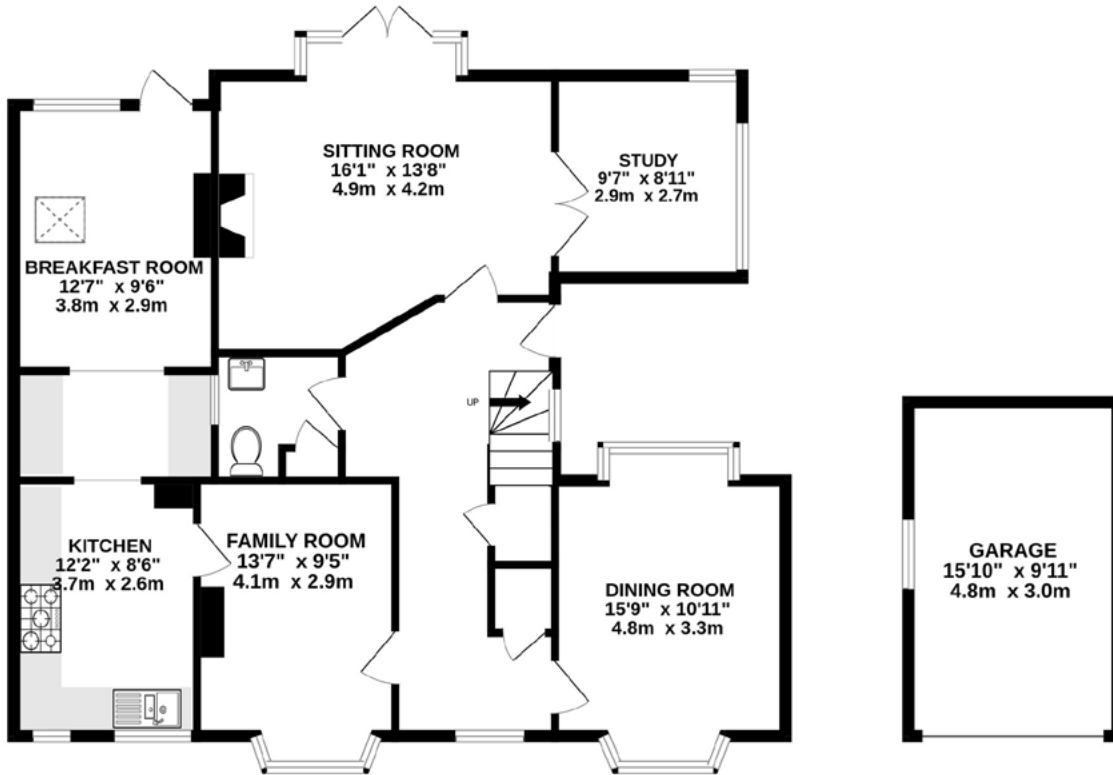




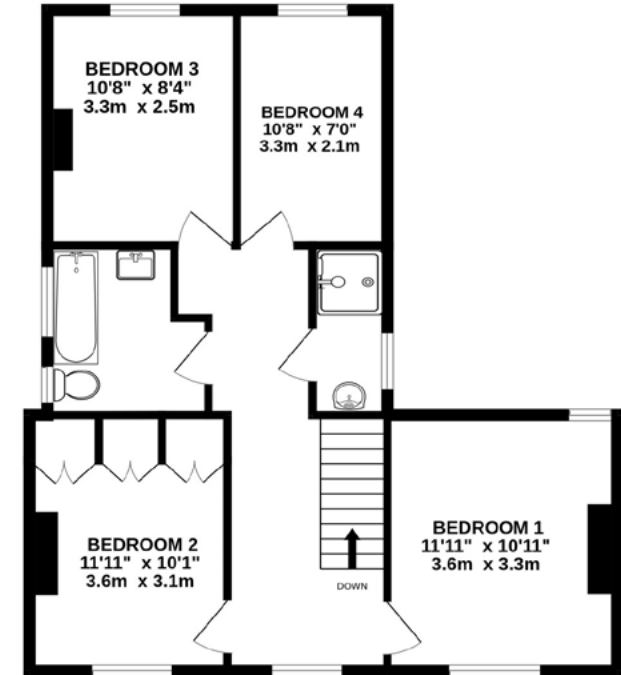




GROUND FLOOR



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 3PT 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 - D (56)

Local Authority

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

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