



A well presented and extended four bedroom property situated close to Fleet town centre and within easy access of Fleet mainline railway station.

The lounge leads off the entrance hallway and features a bay window and a working fire with a floor to ceiling stone surround. The lounge opens into a large dining room with stairs to the first floor. A large kitchen/breakfast room lies to the rear of the property with a comprehensive range of wood effect units and built in oven, hob, extractor, dishwasher and washing machine. There is a cloakroom off the breakfast area and a study off the dining room which is fitted with a range of storage cupboards.

To the first floor is the master bedroom with fitted wardrobe cupboards plus the additional three bedrooms and family bathroom. Externally, there is driveway parking leading to the garage. The enclosed rear garden is south facing with a patio area and lawn. To the bottom of the garden is a modern outbuilding which could be used as a home office or gym.

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.













www.mccarthyholden.co.uk





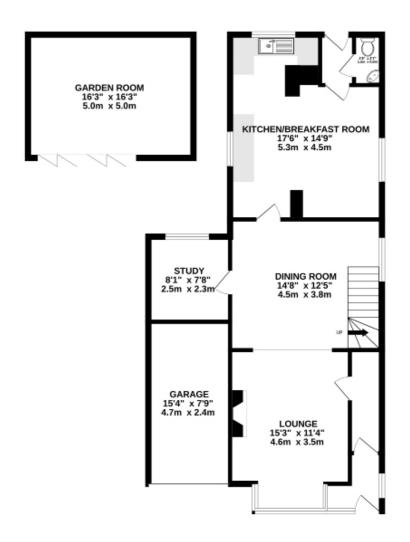


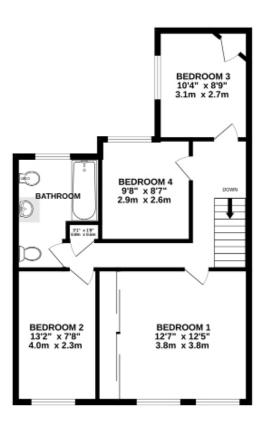






GROUND FLOOR 1ST FLOOR





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 litterative 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.

Makes with Markopas C0226

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. 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.

Fixture and Fittings:

All items of fixture and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

Directions:

Postcode: GU51 2RZ

Please contact McCarthy Holden for detailed directions

Viewing:

Telephone: 01252 620640 Email: fleet@mccarthyholden.co.uk Services:

Mains electricity, water and drainage Gas Central Heating EPC Rating - D (62) Local Authority:

Hart District Council Tel: 01252 622122 Council Tax Band - E



