

Reading Road South, Fleet
Three Bedroom Home



Reading Road South, Fleet, Hampshire, GU52 7TP

The Property

This charming three-bedroom detached chalet bungalow is nestled in a desirable neighbourhood, conveniently close to schools and local conveniences. A standout feature is the sun-drenched, south-facing rear garden, offering extensive outdoor space. The property falls within the catchment areas for Heatherside Infant & Junior and Court Moor Secondary schools. The residence has been thoughtfully expanded and offers potential for further enlargement, subject to relevant approvals.

Ground Floor

Upon entry, you're greeted by a welcoming reception hallway with a staircase leading to the upper level. The ground floor comprises a spacious living/dining area with patio doors opening to a raised deck, two comfortable double bedrooms, a generous kitchen/breakfast room with a utility area, and a family bathroom.

First Floor

The first floor features a versatile L-shaped room, currently utilized as an office, and a convenient cloakroom.

Outside

The south-facing garden is primarily laid to lawn, adorned with a variety of established shrubs and borders. A raised deck extends from the rear of the property. To the side, an additional area presents opportunities for expansion or transformation into a private courtyard, with existing access from the kitchen. The property is accessed via a shared driveway and provides off-street parking, leading to a single garage with an up-and-over door

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).













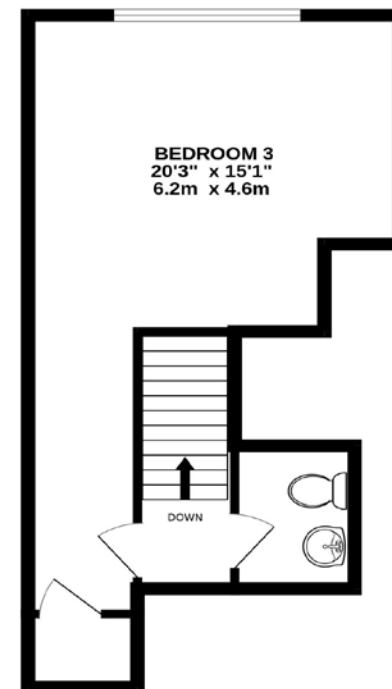
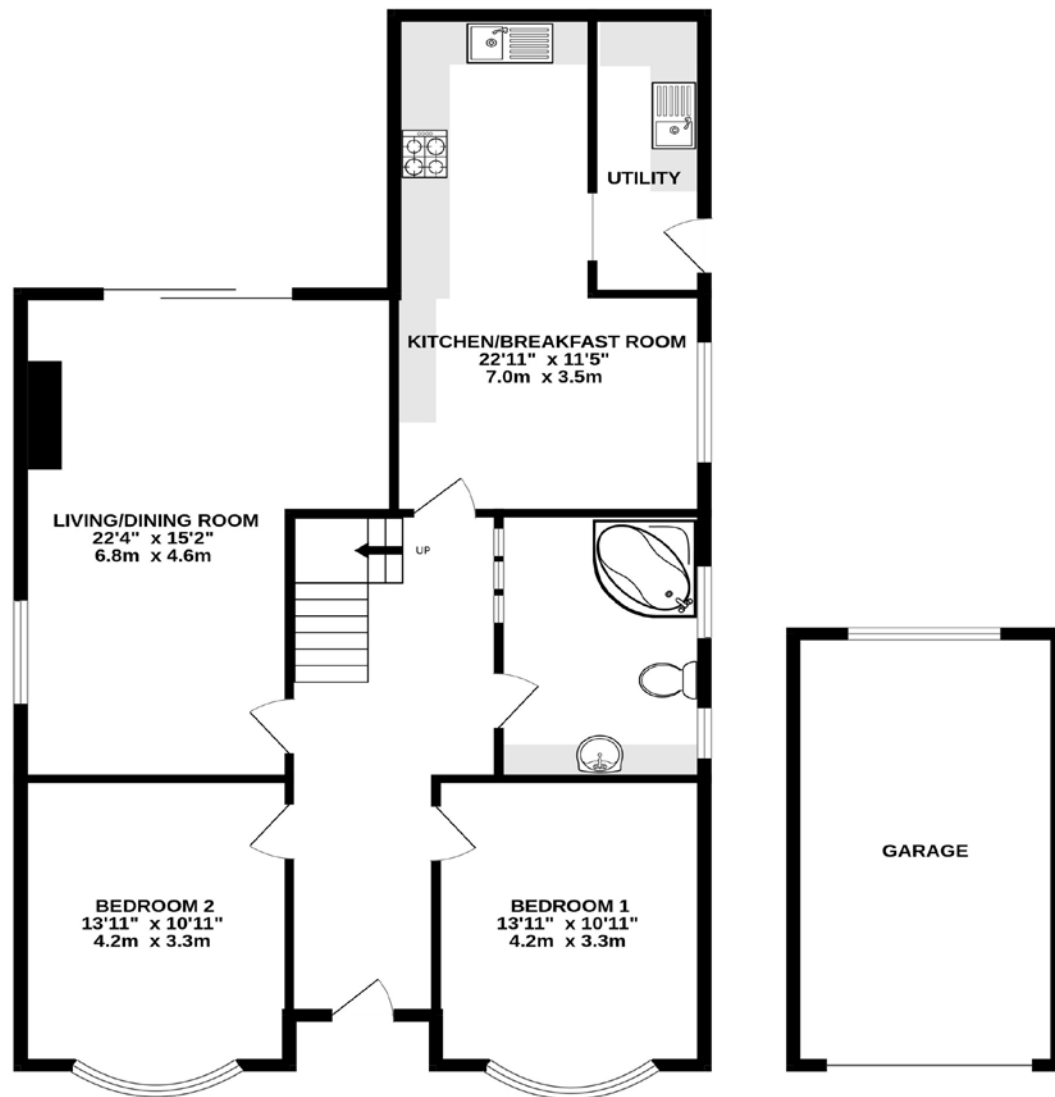












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 & Farnham are shown below.



Fleet Pond



Rail Line/Fleet Pond



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.

Services & Material Information

Water – Mains
 Drainage - Mains
 Gas – Mains
 Electric – Mains
 Heating – Gas Central Heating

Materials used in construction - Brick, Timber Framed, Tiled roofs
 EPC - D (65)
 Broadband Checker - <https://www.openreach.com/fibre-broadband>
 Mobile Signal - Unknown, depends on carrier
 To check broadband and mobile availability please visit: <https://checker.ofcom.org.uk/>

Directions - Postcode GU52 7TP Please contact McCarthy Holden for detailed directions as this property is in a rural location.

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

Viewing
 Telephone sole agents
 McCarthy Holden: 01252 620640

Local Authority
 Hart District Council
 Tax Band E



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