

Emerald Avenue, Fleet
Four Bedroom Detached Home



Emerald Avenue, Fleet, Hampshire, GU51 5DG

Property

Situated within in a cul de sac, in the sought-after location of Edenbrook Village, this beautifully appointed four-bedroom detached family home enjoys picturesque, unobstructed views over Edenbrook nature reserve.

Just a short distance from the leisure centre, outstanding local schools, and the Country Park, it also offers easy access to Fleet's excellent transport links and a range of nearby amenities.

Ground Floor

Designed with modern family living in mind, the ground floor features spacious, high-ceilinged rooms and smart built-in storage throughout. At its heart is a stylish open-plan kitchen and dining area, finished to a high standard with Quartz worktops, a central island, and a full range of eye- and base-level units. The space is flooded with natural light, with large bi-fold doors leading out to an aluminium pergola – perfect for seamless indoor-outdoor living and entertaining.

To the front of the home, the generous living room features a bay window with stunning views across the nature reserve. A downstairs cloakroom adds further convenience.

First Floor

Upstairs, four bright and airy bedrooms offer comfortable family accommodation. The spacious primary suite includes a dressing area and a luxurious en suite bathroom with both a bath and a double shower. A modern family bathroom serves the remaining bedrooms, all of which benefit from ample natural light and a well-proportioned layout.

Outside

The large south-facing garden is a standout feature, perfect for enjoying the sun, with decking and astroturf areas. There is also a garage and a large driveway.

The aluminium pergola features a fully retractable roof, side screens, and integrated lighting, providing year-round usability. Skylights are fitted with solar-powered electrical retraction, and the home benefits from a full solar panel installation on the roof.

Location

Edenbrook is ideally located for local amenities and is within easy access of both Fleet town centre and Fleet mainline railway station.

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, excellent restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and various health care services.





































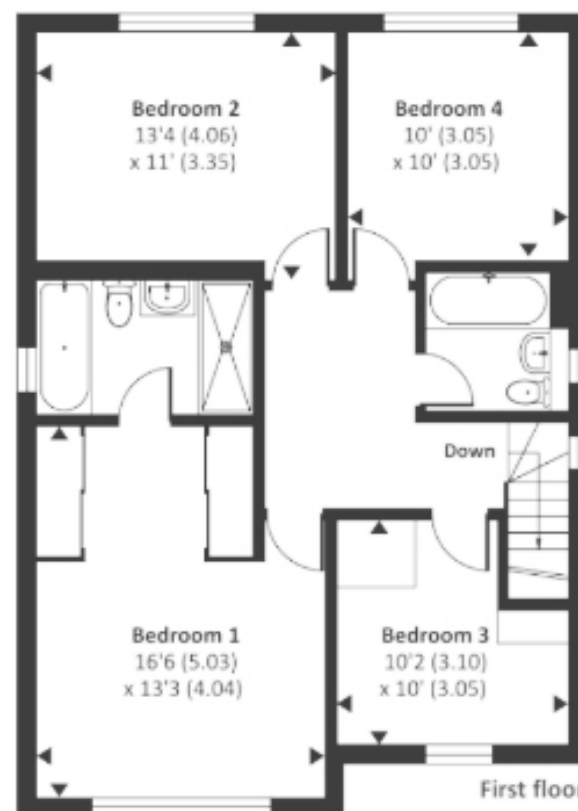
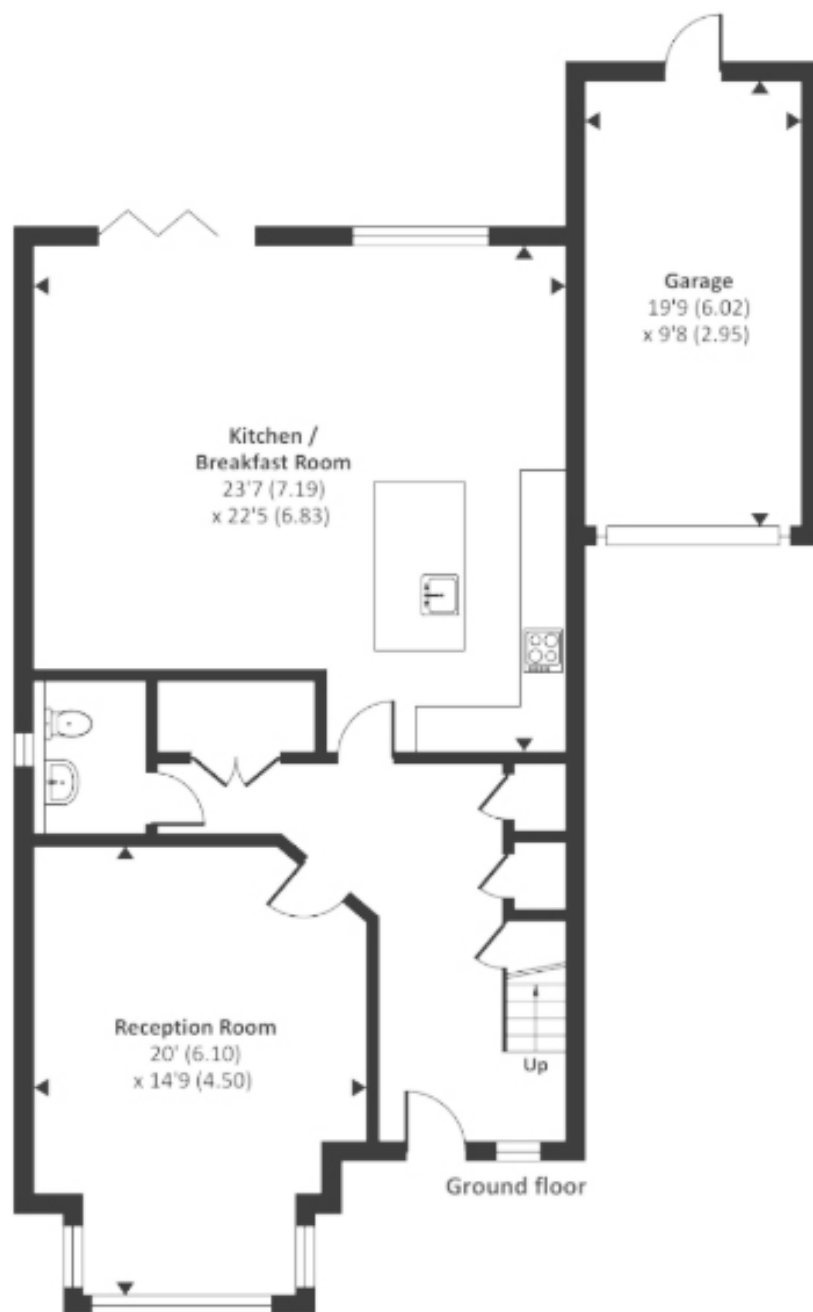


Approximate Area = 1794 sq ft / 166.6 sq m

Garage = 191 sq ft / 17.7 sq m

Total = 1985 sq ft / 184.3 sq m

For identification only - Not to scale



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

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.

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 - B (85)
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 GU51 5DG

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 G



www.mccarthyholden.co.uk