



3 Wensley Drive, FLEET, Hampshire GU51 4QS

£800,000 Freehold

JIGSAW ESTATES HAMPSHIRE are delighted to present to the market, this well presented, and generously sized detached family home situated in the Blue Triangle area of Fleet. Ideally situated within walking distance to both Fleet mainline train station and Fleet town centre. This location also offers excellent car transport links with the M3 only a short distance from the property.

Accommodation comprises; a spacious and welcoming entrance hall, an open-plan kitchen/dining room across the rear of the property with direct access to the south facing rear garden, a living room which features; a bay window and access to the rear garden, a large study, separate utility room and downstairs cloakroom.

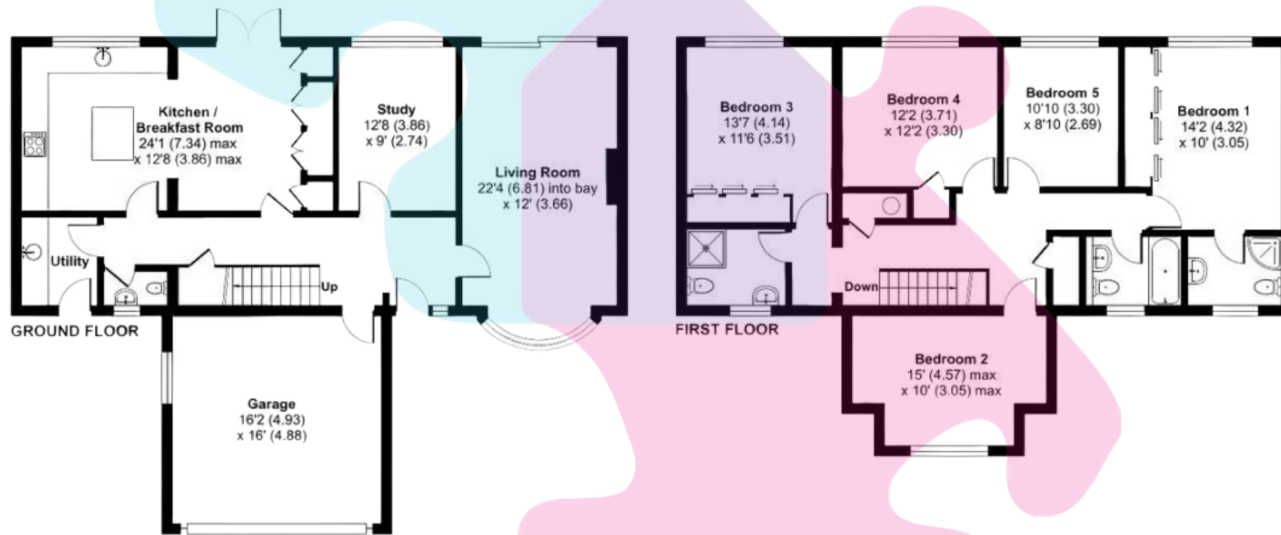
Upstairs there are five generous bedrooms, some of which have fitted wardrobes. The main bedroom benefits from its own ensuite shower room and the second bedroom has a refitted shower room next door, an ideal setup for guests, live-in relatives etc. Also upstairs, is a family bathroom. Outside to the rear is a lovely south facing rear garden, a designated patio area, and good space down both sides of the



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Approximate Area = 2266 sq ft / 211 sq m (includes garage)

For identification only - Not to scale



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and no responsibility is taken for any error or mis-statement. The plan is for illustrative purposes only.

- BLUE TRIANGLE AREA OF FLEET
- FIVE GENEROUS BEDROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- STUDY & LARGE LIVING ROOM
- COUNCIL TAX BAND = G
- WALKING DISTANCE OF FLEET STATION
- SOUTH FACING REAR GARDEN
- THREE BATHROOMS
- UTILITY & CLOAKROOM

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

