Five Bedroom Detached Family Home

Kings Road, Fleet, Hampshire

McCarthy Holden

www.mccarthyholden.co.uk

A substantial detached family home built circa 1910 and owned by the current family since the early 1980's, situated close to Fleet train station and town centre.

The property offers a wealth of living accommodation over two floors and is offered to the market with no onward chain.

Accommodation comprises five bedrooms, three bathrooms and three reception rooms. Situated on a plot measuring approximately one fifth of an acre the property offers huge potential for the incoming purchasers to update and modernise to their own taste.

A particular feature of the property is the generous rear garden measuring just over 100ft in length. To the front is a gated driveway providing ample parking leading to the garage.

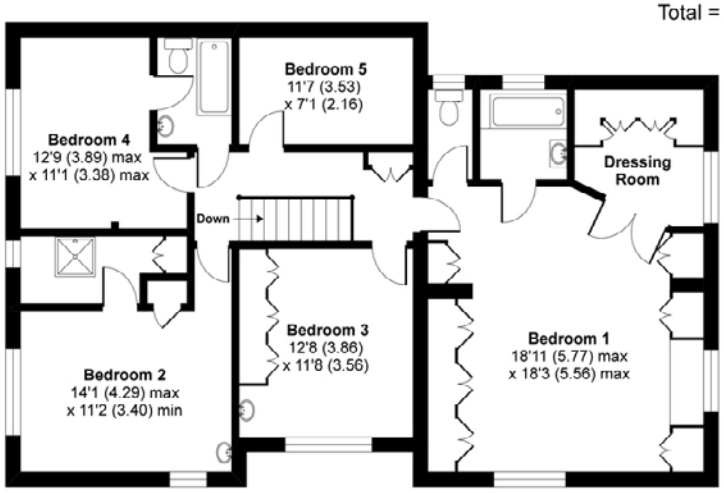
The location is ideal for the commuter with Fleet mainline railway station offering regular services to London Waterloo from 43 minutes and Junction 4a of the M3 motorway being within easy access. Fleet town has comprehensive shopping and leisure facilities as well as schools for all age groups, churches of various denomination and a range of health care services. Towns such as Basingstoke, Guildford and Reading are all within 20 miles whilst the historic market town of Farnham, the picturesque villages of Hartley Wintney and Odiham are a short drive away.

Heathrow Airport is about 28 miles and Farnborough Airport is about 3 miles distant. Private aircraft facilities are also available at Blackbushe Airport (about 5 miles).

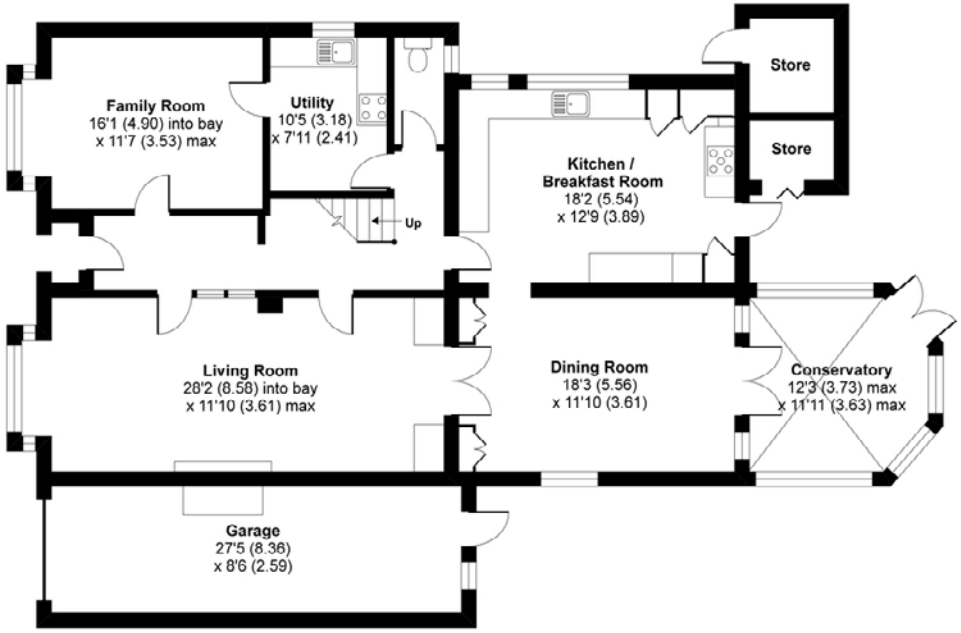
SONY

Kings Road, Fleet, GU51

Approximate Area = 2915 sq ft / 270.8 sq m (includes garage)
Outbuilding = 61 sq ft / 5.7 sq m
Total = 2976 sq ft / 276.5 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020.
Produced for McCartney. REF: 640637

CONSUMER PROTECTION REGULATIONS

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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. All services and appliances have not and will not be tested.

Directions:

Postcode: GU51 3AF

Please contact McCarthy Holden for detailed directions

Viewing:

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

Services:

Mains electricity, water and drainage
Gas Fired Central Heathing
EPC Rating - E (51)

Local Authority:

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

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