



This substantial detached family home would suit a growing family perfectly. Located within the popular Ancells Farm development which is within walking distance of local amenities and Fleet mainline station.

On entering the house there is a central hallway with the ground floor benefitting from a piano room/study, large living room which leads onto a spacious dining room with french doors leading out into the rear garden and kitchen/diner is fitted with a range of eye and base level units. Appliances include a fitted double oven, hob and fridge/freezer, dishwasher. Leading to the separate utility area with washing machine and tumble. Off the hallway is a downstairs cloakroom.

To the first floor there are four good size bedrooms, the main bedroom benefitting from an ensuite. Two further bedrooms are also double rooms, and one good size single. The family bathroom has a bath with shower over, wc.

At the rear of the property the garden has a practical layout. Adjacent to the house is an area for growing vegetables, and play area for children. The garden is laid to lawn, patio area for alfresco dining, there are a number of large mature trees bordering the garden as well as fencing and hedging for added privacy and seclusion, shed for storage.

There is also a boarded loft for some storage.

There is driveway parking with the additional benefit of an electric car charging point, lawn and shrub borders to the front of the property.

The property comes to the market unfurnished and available from 1st September.

Energy Efficiency rating - D / Council tax Band - F / Tenancy Length – 12 months

#### ADDITIONAL CHARGES

Security deposit - £3,461.00 (5 weeks rent), Holding deposit – £692.00 (equivalent to 1 weeks rent - Holding deposit deducted from 1st months' rent due on successful completion of a tenancy, but non-refundable should a Tenant withhold/provide misleading information that may affect their application, or if they withdraw)



**HANOVER DRIVE, FLEET**

**£3,000 pcm**