

Elvetham Road, Fleet
Three Bedroom Detached Bungalow



Elvetham Road, Fleet, Hampshire, GU51 4QD

The Property

Situated in the sought-after Blue Triangle area of Fleet, this three bedroom detached bungalow offers a peaceful and convenient lifestyle. Nestled within a popular residential neighbourhood, the property is ideally located near local schools and Fleet mainline railway station, providing easy access to commuting and amenities.

This home is coming to the market for the first time in 62 years and offers the added benefit of being chain-free.

Ground Floor

The accommodation comprises of a 15ft living area with windows to the front. Adjacent to the living area is a dining room which can also be accessed from the kitchen.

The kitchen is fitted with a range of eye and base level units and enjoys views over the garden. There is also a conservatory and three good size bedrooms and family bathroom.

Outside

To the front of the property is an area of lawn, driveway parking and a single garage. A part feature of this property is the generous garden which is mainly laid lawn.

Additional Information

Hart District Council Tax Band E

Services:

Water – Mains.

Gas – Mains.

Electric – Mains.

Sewage – Mains drainage.

Heating – Gas Fired.

Materials used in construction: Brick, Timber Framed, Tiled roofs.

How does broadband enter the property: FTTP (fibre to the premises)

Mobile Signal: Unknown, depends on carrier.

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).









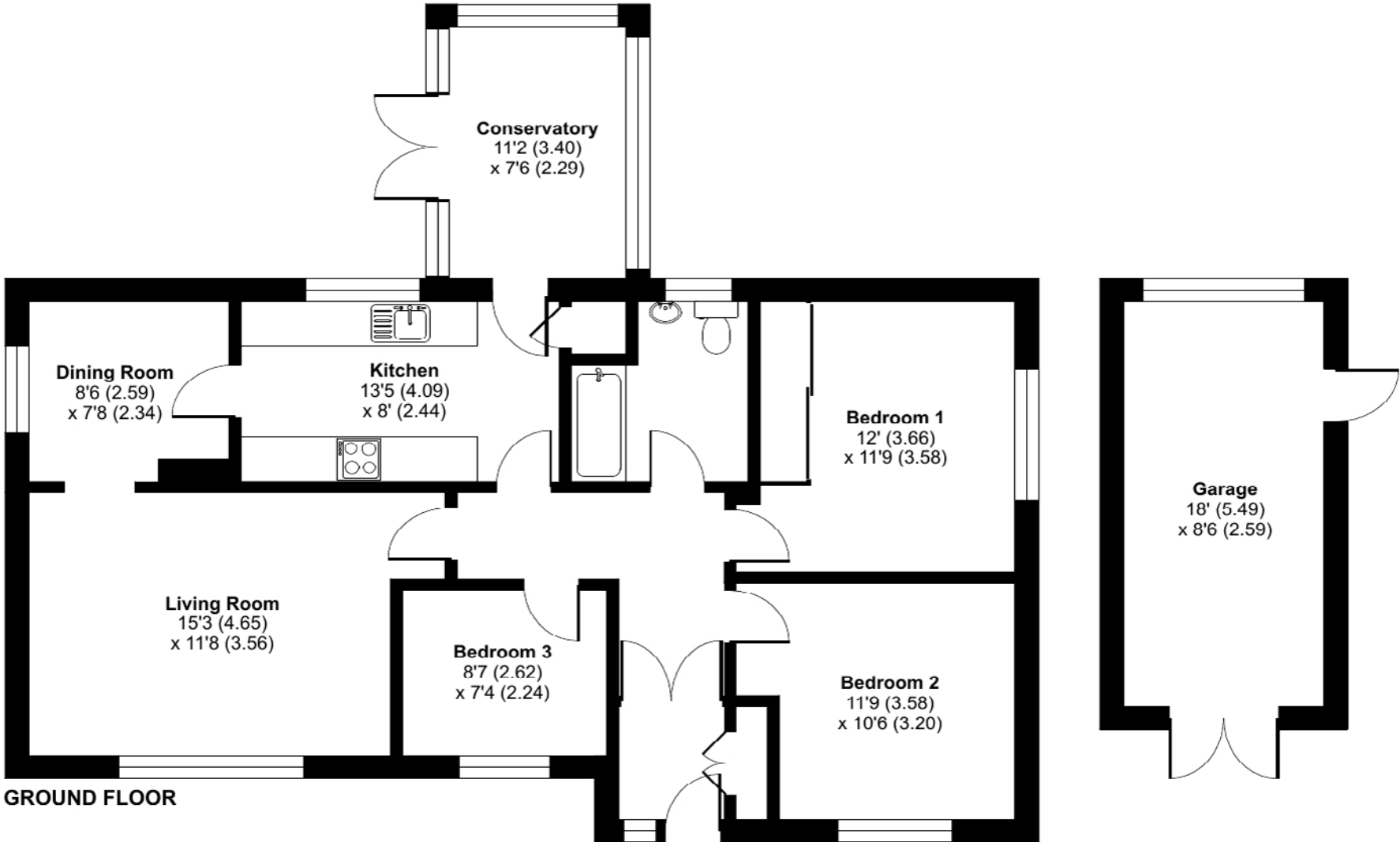
Elvetham Road, Fleet, GU51

Approximate Area = 978 sq ft / 90.9 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 1131 sq ft / 105.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for McCarthy Holden. REF: 1177888

Places of interest

A selection of photographs showing various locations in and around Fleet are shown below.



Fleet Pond



Fleet Rail Line



Fleet 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
Gas – Mains
Electric – Mains
Oil/LPG – None
Sewage – Mains
Heating – Gas Fired

Materials used in construction - Brick, Timber Framed, Tiled roofs
EPC - D (64)

Broadband Checker - <https://www.openreach.com/fibre-broadband>
To check mobile availability please visit: <https://checker.ofcom.org.uk/>

Accessibility Accommodations - None

Directions - Postcode GU51 4QD 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



www.mccarthyholden.co.uk