

Fitzroy Road, Fleet
Five Bedroom Family Home



Fitzroy Road, Fleet, Hampshire, GU521 4JJ

The Property

Nestled within its plot, this charming 1930s home, crafted by renowned builders Herbert Pool & Sons, has been meticulously updated by its present owners, blending period charm with contemporary living. Dual timber gates grant access to an expansive gravelled drive, offering substantial parking capacity for numerous vehicles, and adjacent to this lies a detached triple garage, augmented by an upper-level storage space.

Ground Floor

A warm and inviting entrance hall contains a lovely wooden floor, and a dual-aspect brick fireplace, creating a focal point that extends into the adjacent living space.

A highlight of this home is the impressive open-plan kitchen/breakfast room, extended to create a bright and airy space. Abundant natural light floods the kitchen, enhancing its modern appeal. High-quality cabinetry, sleek appliances, and ample workspace make it a chef's dream. Additional rooms on the ground floor include a dining room, living room, study, family room and a gym. Notably, the dining room features a bay window with delightful views over the garden, the

family room boasts bi-folding doors opening onto the rear, and the study offers direct access to the garden via its own doors.

First Floor

The first floor accommodates four generously sized bedrooms and three bathrooms, while the upper level features a spacious fifth bedroom, complete with an en-suite dressing area and bathroom.

Outside

The rear garden is a notable asset, featuring a broad lawn enriched by established plantings, ensuring significant privacy. Thanks to its south-facing orientation, the garden benefits from an abundance of natural sunlight throughout the day. A raised terrace, equipped with a barbecue area, provides an ideal setting for outdoor gatherings during warmer months

Location

Fitzroy Road is arguably one of the most sought after roads in Fleet and is within easy access of Fleet town centre and Fleet mainline railway station with regular trains to London Waterloo taking around 43 minutes. 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, an excellent selection of restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and health care services.



































































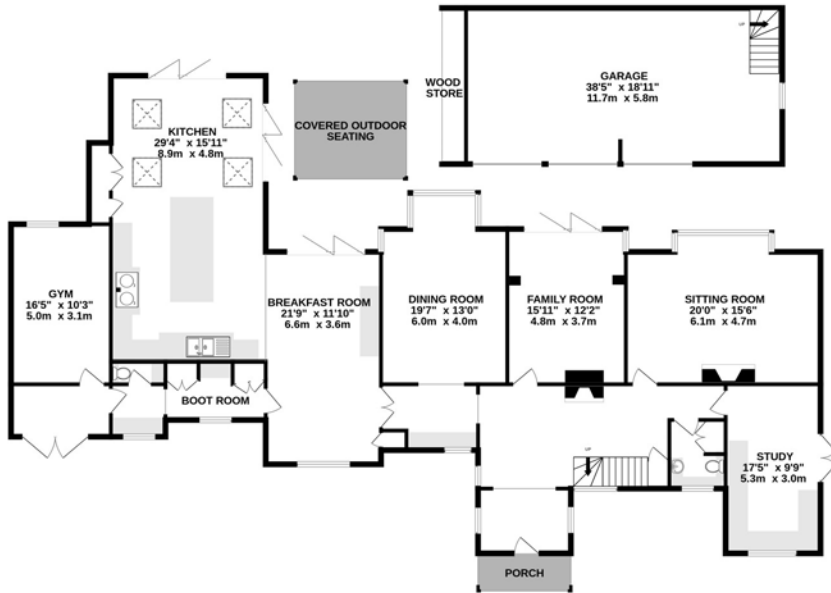




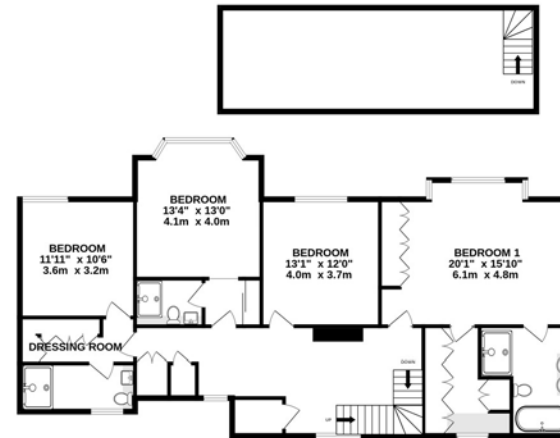




GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 5613sq.ft. (521.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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

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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 - C (71)
 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 4JJ Please contact McCarthy Holden for detailed directions.

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



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