

Rounton Road  
Three Bedroom Detached Property



## 8 Rounton Road, Fleet, Hampshire, GU52 6HB

### The Property

This extremely well-presented double fronted three bedroom detached bungalow sits on an attractive plot within the popular Courtmoor area of Fleet, close to local schools and amenities and within easy access of Fleet town centre.

### Accommodation

The property offers generous accommodation accessed off the attractive hallway which has built-in storage. The generous living/dining room is 23ft long with two large front aspect windows and French style doors opening onto the garden. There is also a large feature fireplace with gas fire. Wood effect flooring is fitted to the hallway and the living/dining room.

The rear aspect kitchen which can be access off the living room as well as the hallway has a courtesy door to the garden and is fitted with a range of white units and includes oven, hob, extractor fan, fridge, freezer, dishwasher and washing machine. There are three double bedrooms with the front aspect main bedroom benefiting from a range of fitted wardrobes and storage. A fully tiled shower room with a large shower cubicle, wc and wash hand basin is positioned to the rear of the hallway.

### Outside

To the front of the property is generous driveway parking for several vehicles and a garage with side access to the rear garden.

There is a patio area adjacent to the house with steps up to the main area of the garden which comprises of a circular patio in the centre of the lawn. There is also a selection of trees and shrubs encasing the lawn.

### Location

Courtmoor is a popular residential area of Fleet with infant, junior and senior schools. Fleet town centre is close by offering extensive shopping and leisure facilities, a good selection of restaurants, bars and coffee shops, churches of various denominations and health care services.

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.







































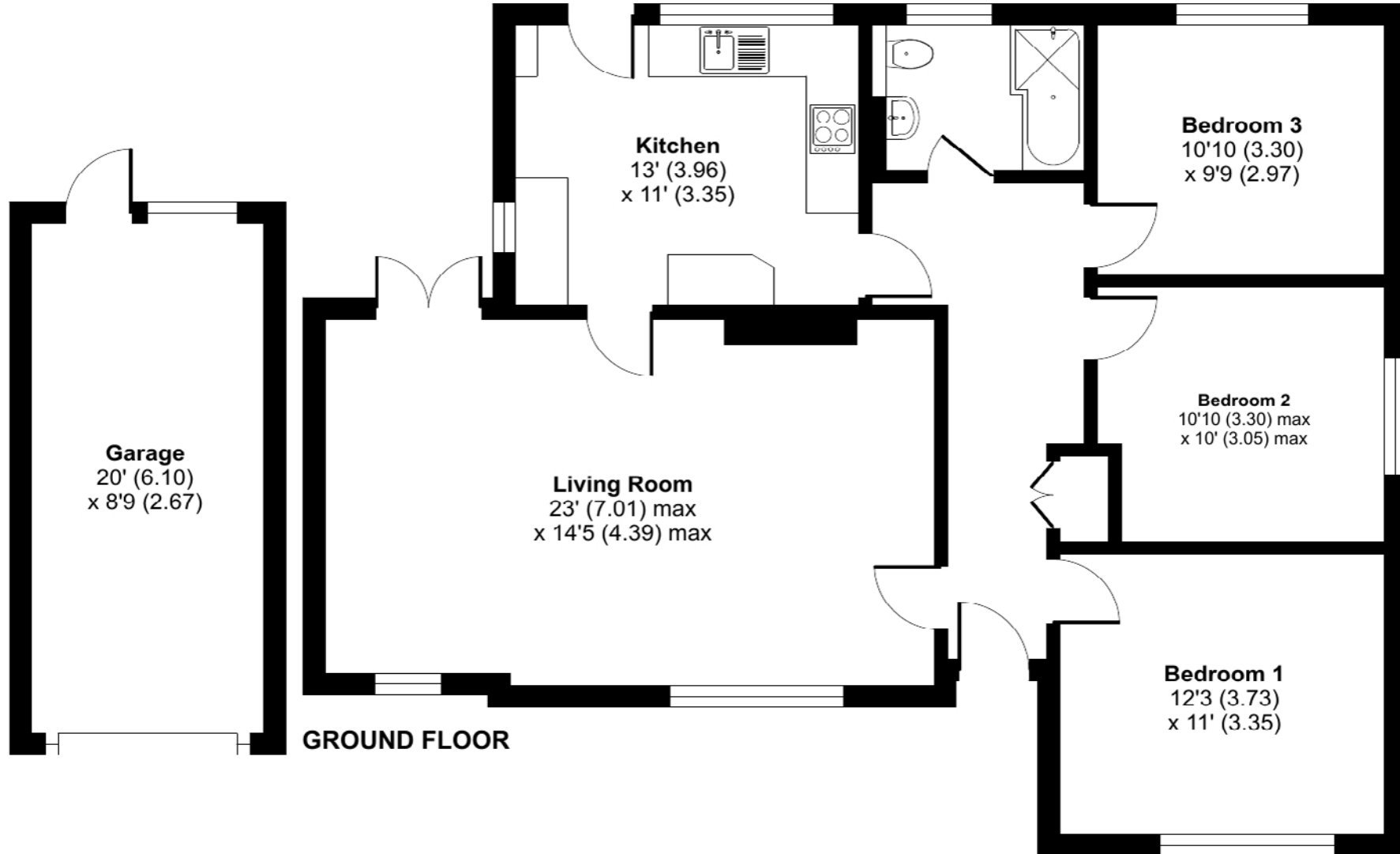
# Rounton Road, Fleet, GU52

Approximate Area = 1017 sq ft / 94.5 sq m

Garage = 175 sq ft / 16.2 sq m

Total = 1192 sq ft / 110.7 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for McCarthy Holden. REF: 1026931















# Places of interest

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



Fleet Pond



Basingstoke Canal



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.

Directions - Postcode GU52 6HB. 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 and garden ornaments etc. are specifically excluded unless mentioned.

### Viewing

Telephone sole agents  
McCarthy Holden: 01252 620640

### Services

Mains electricity, water and drainage.  
Gas Central Heating  
EPC Rating - D (56)

### Local Authority

[Hart District Council](#)  
[Council Tax Band - E](#)

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