

Kings Road
Five Bedroom Detached Property



Kings Road, Fleet, GU51 3AS

The Property

Constructed approximately ninety-eight years ago and situated on the popular Kings Road in Fleet, this lovely detached, family home has five bedrooms, two bathrooms and great space for flexible, modern-day, living. The property is within close proximity to Fleet town centre, Fleet mainline railway station and the beautiful Fleet Pond.

Ground Floor

On the ground floor is a family room, dining room, living room, kitchen/diner, utility room and cloakroom. The cosy family room, situated at the front of the property, has a lovely bay window, wood flooring and a gas fireplace. The dining room also has a bay window and wood flooring and leads in to the generous sized living room at the back of the property; it has an open fireplace and triple bi-fold doors leading out to the stunning rear garden. The kitchen/diner has tiled flooring, an expanse of eye and base level units, and granite worktop space. Leading through the doorway is a utility room, downstairs cloakroom and back door to the rear garden.

First Floor

To the first floor are five good sized bedrooms, a family shower room, which has been updated, plus an en-suite bathroom to bedroom one.

Outside

A particular feature of the property is the fabulous rear garden; it has a large patio area and grass lawn, bordered by an array of mixed plants, shrubs and trees. There is a side path leading to the front of the property where there is a decent gravel driveway, suitable for parking several vehicles, and a garage.

Additional Information

Hart District Council Tax Band G

Location

Kings Road is situated just off Fleet Road. 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).























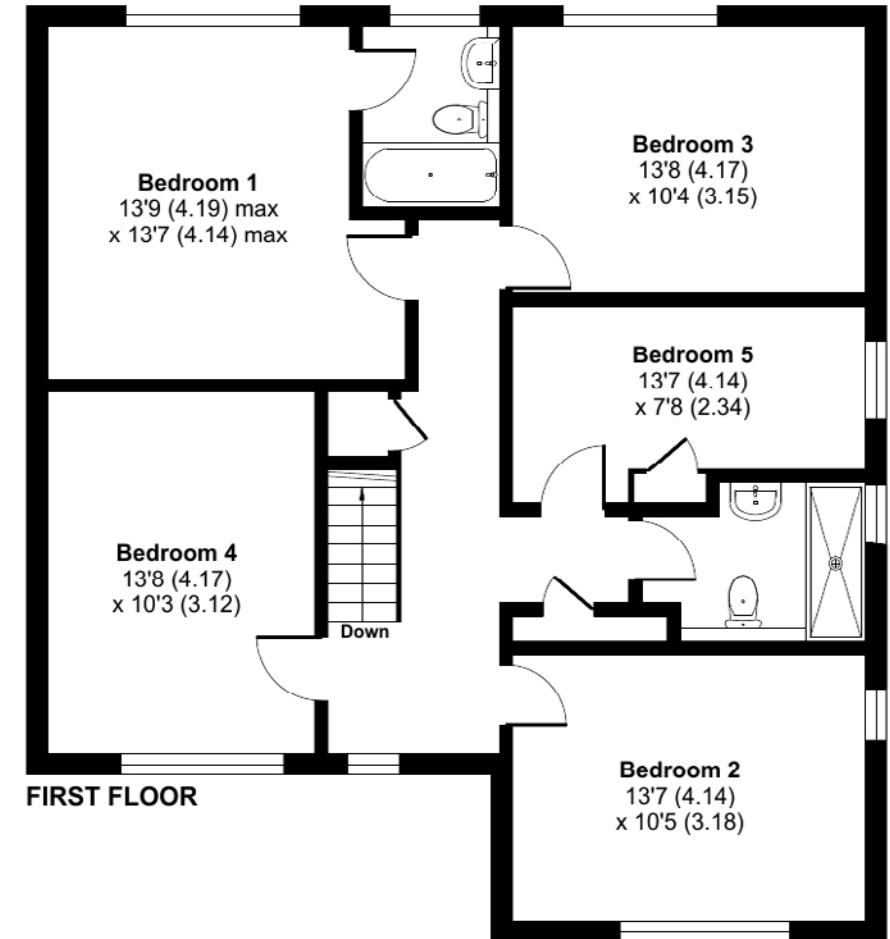
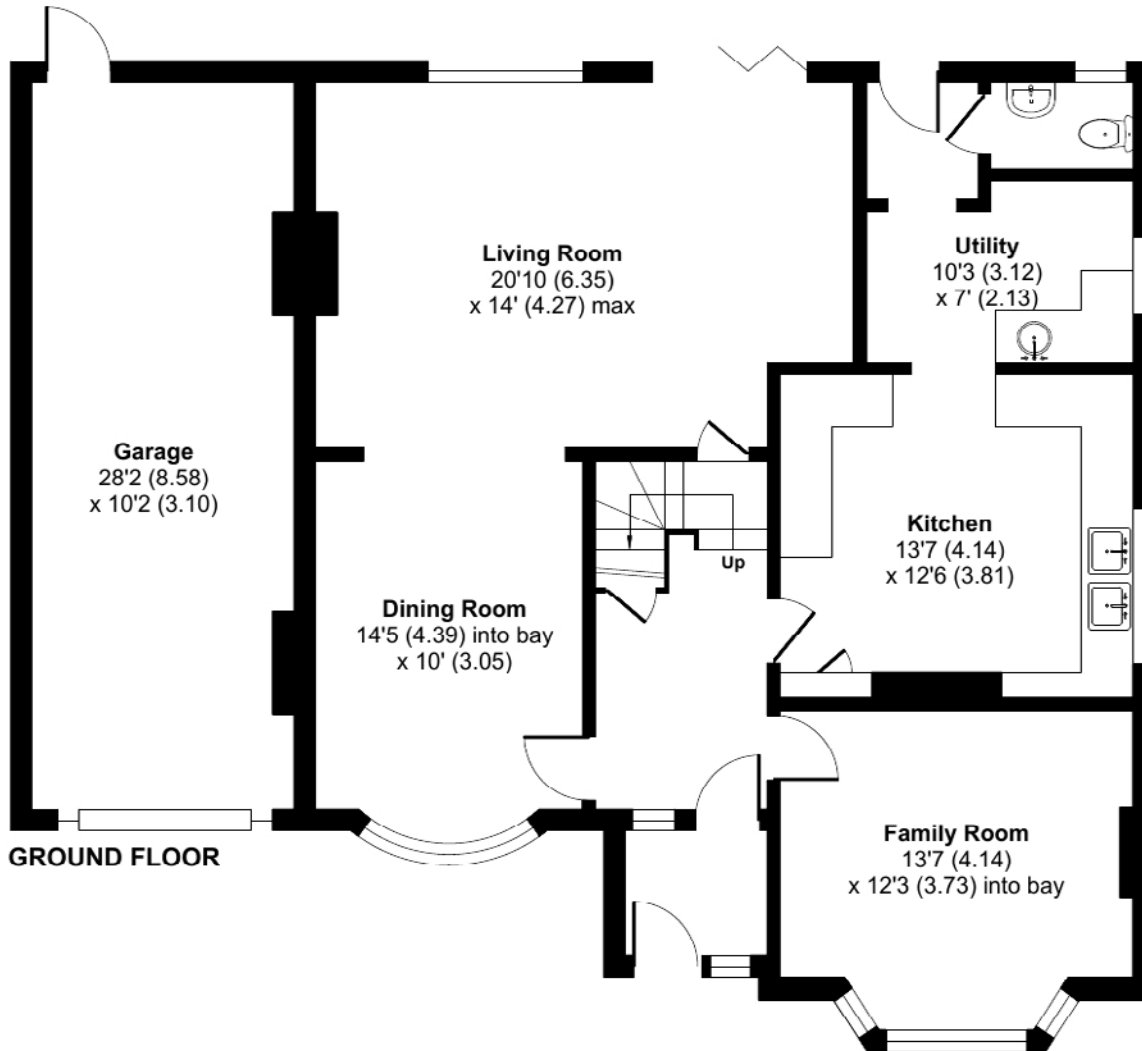
Kings Road, Fleet, GU51

Approximate Area = 2015 sq ft / 187.1 sq m

Garage = 286 sq ft / 26.5 sq m

Total = 2301 sq ft / 213.6 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 2024. Produced for McCarthy Holden. REF: 1144578









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 GU51 3AS. 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 (63)

Local Authority

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

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