

Glendale Park
Impressive Six Bedroom Detached Property



7 Glendale Park, Fleet, GU51 5JL

The Property

This impressive family home which offers in excess of 3,600 sq. ft. of accommodation sits on a plot approaching three quarters of an acre, set in a desirable non-estate location within easy access of schools, leisure facilities, town centre and transport links including Fleet mainline railway station.

Ground Floor

From the generous entrance hallway there are double doors leading into the living room which is triple aspect with French style doors opening onto the rear garden and an attractive open fire. The impressive kitchen/breakfast room has tiled flooring and is fitted with a comprehensive range of Shaker style units, island, extractor fan, dishwasher and door to utility room. A family room is located to the rear of the kitchen with a further set of French style doors to the garden. Additional ground floor accommodation includes a study, double aspect dining room and wc.

First Floor

Four of the six bedrooms plus the family bathroom lead off the light and airy landing. Bedroom one has a large selection of fitted wardrobes and a very

generous en-suite bathroom with separate shower cubicle and his and her sinks. Bedroom two also benefits from built-in wardrobes and an en-suite shower room. The two remaining first floor bedrooms have fitted wardrobes.

Second Floor

On the second floor are two sizeable bedrooms, both with storage and en-suite facilities to one of the rooms.

Outside

A particular feature of the property is the large landscaped plot approaching three quarters of an acre. The front is enclosed with hedging and established trees and planting. There is an area of lawn, generous driveway parking and a double garage.

The enclosed rear garden offers a good degree of privacy and has a shaped patio along the rear of the property with two seating areas. The majority of the garden is laid to lawn with an abundance of mature trees and planting. There is also a summer house positioned to the bottom of the garden.

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, restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and various health care services.











































Glendale Park, Hitches Lane, Fleet, GU51

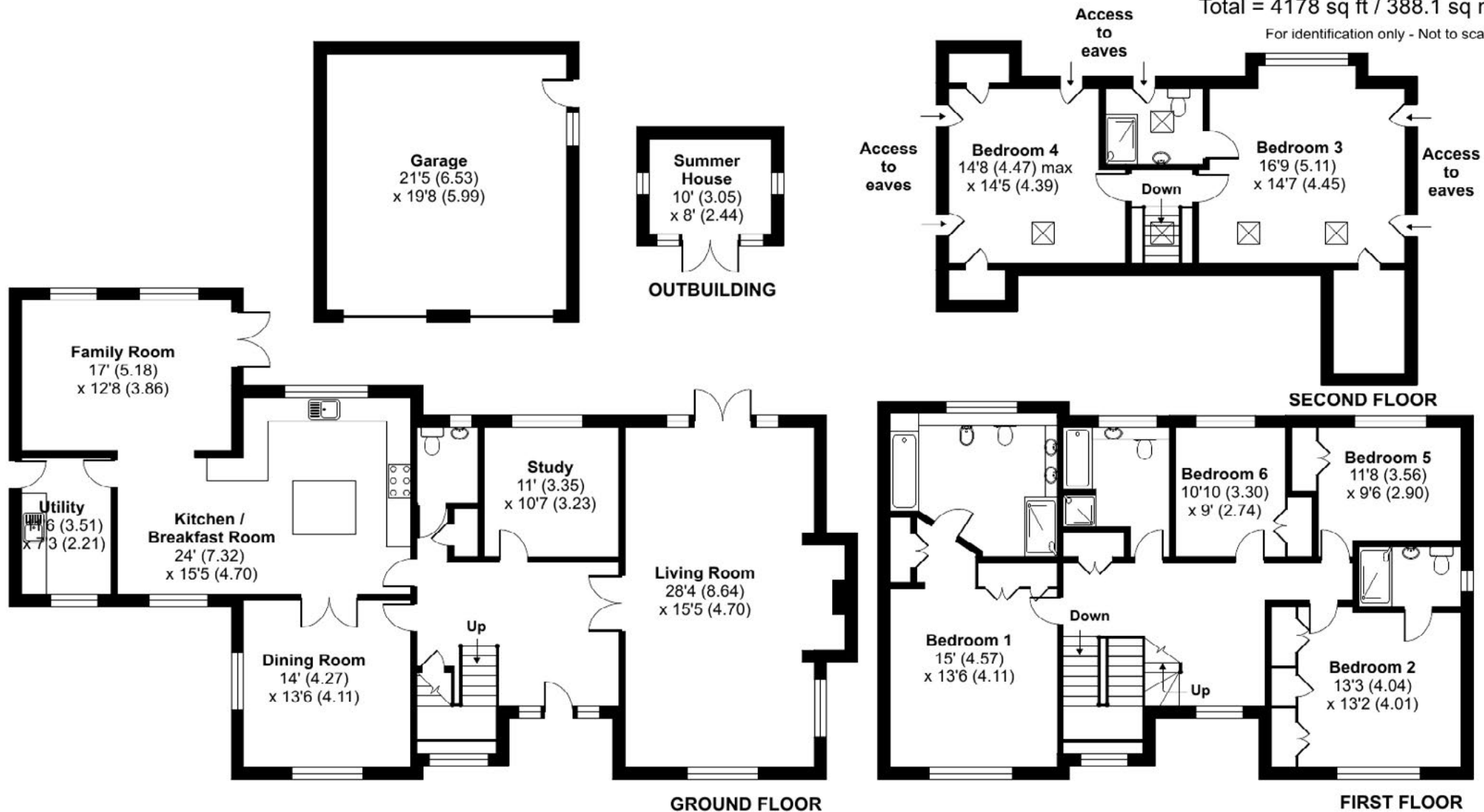
Approximate Area = 3676 sq ft / 341.5 sq m

Garage = 422 sq ft / 39.2 sq m

Outbuilding = 80 sq ft / 7.4 sq m

Total = 4178 sq ft / 388.1 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). © n1che.com 2022. Produced for McCarthy Holden. REF: 902434









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

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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.

Directions - Postcode GU51 5JL. 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 - C (73)

Local Authority

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

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