

George Road, Fleet
Foru Bedroom Detached



George Road, Fleet, Hampshire, GU51 3PS

Property

Located in a cul-de-sac in the heart of Fleet, this well-presented four-bedroom detached family home offers a fantastic combination of space, privacy, and convenience. The property is within easy reach of Fleet town centre and train station, and lies within the catchment area of sought-after local schools. With a garage, driveway for multiple vehicles, and the potential to extend (subject to planning permission).

Ground Floor

The ground floor features a spacious, light-filled living room with large windows and a seamless connection to the adjoining dining room. Sliding doors lead directly from the dining area to the rear patio. A rear-aspect kitchen overlooks the garden and includes a built-in pantry cupboard for additional storage.

First Floor

Upstairs, the property offers four generously sized bedrooms, two of which feature built-in wardrobes for convenient storage. Each room enjoys plenty of natural light, creating bright and comfortable spaces throughout. The first floor also includes a well-appointed family bathroom with quadrant shower and separate bath.

Outside

The rear garden enjoys a high degree of privacy, backing directly onto Oakley Park woodland. The garden also features a timber-clad summer house/outbuilding with electricity, offering potential as a studio, workspace. The patio area is ideal for alfresco dining.

Additional information

Council Tax Band: E

EPC Rating: C (69).

Location

The property is located in the heart of Fleet town centre. 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).



















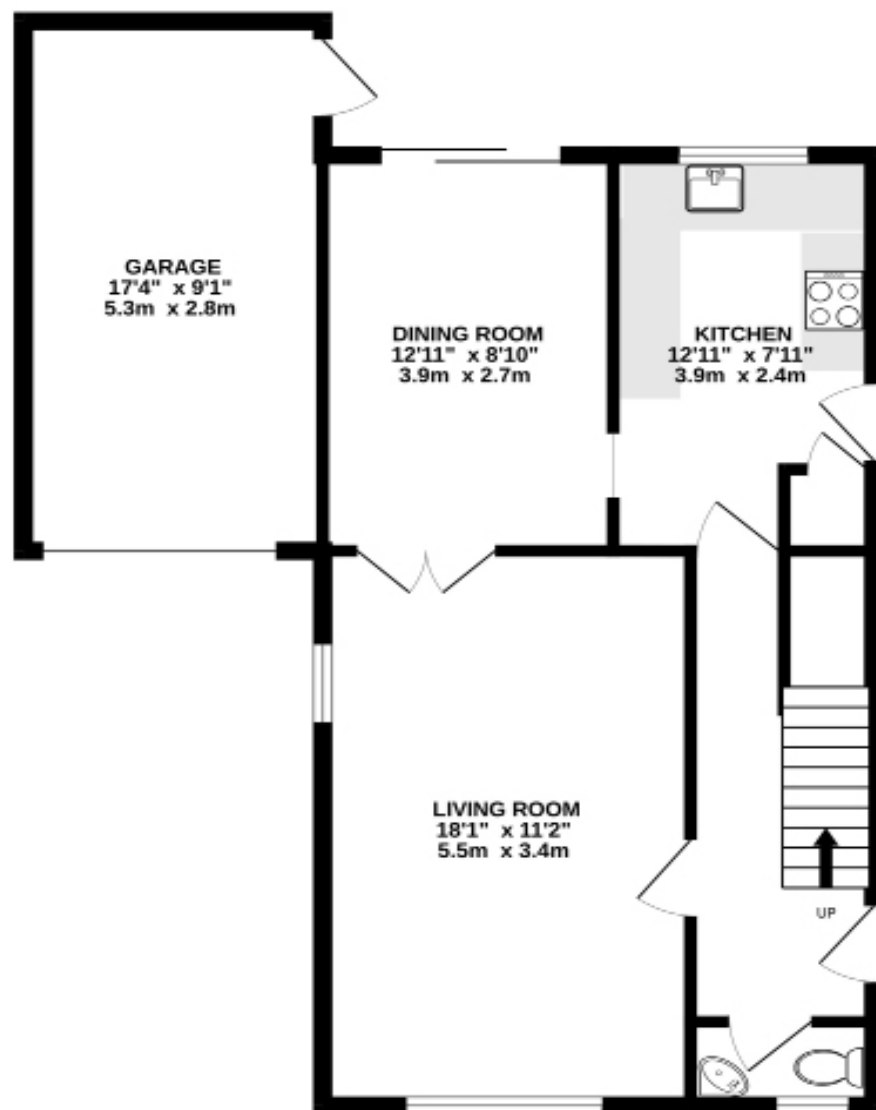




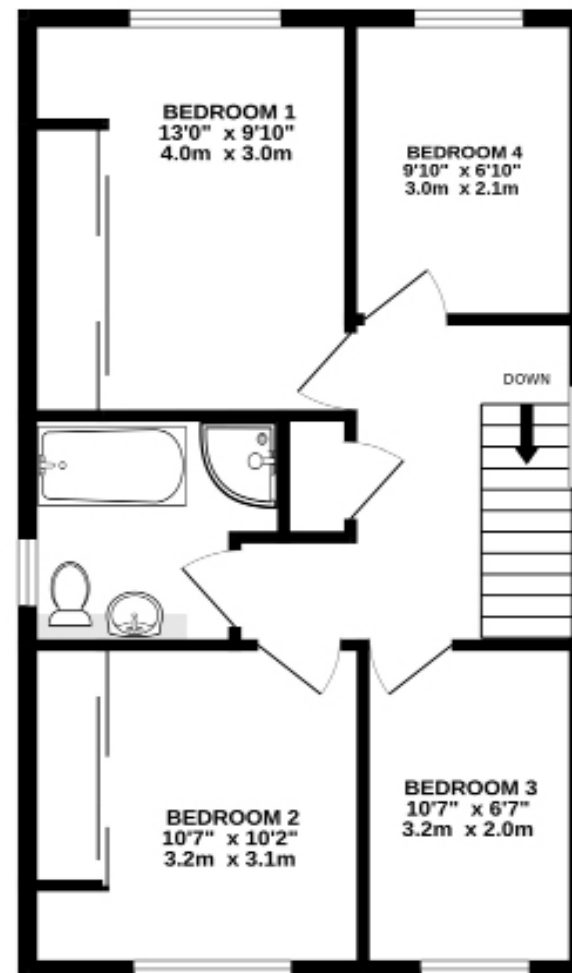




GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR
519 sq.ft. (48.2 sq.m.) approx.



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

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
 Drainage - Mains
 Gas – Mains
 Electric – Mains
 Heating – Gas Central Heating

Materials used in construction - Brick, Timber Framed, Tiled roofs
 EPC - C (69)
 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 3PS

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

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