

Aldershot Road  
Four/Five Bedroom Chalet Bungalow





## Aldershot Road, Fleet, GU51 3NW

### The Property

This well presented four/five bedroom detached chalet bungalow, perfect for families of all ages, is situated on Aldershot Road in Fleet and is offered to the market in excellent decorative order throughout. The property boasts over 3,000sqft of flexible and versatile accommodation over two floors.

### Ground Floor

The ground floor entrance hallway leads to two reception rooms that can be configured as family rooms, a study, or even bedrooms depending on your family's needs. A real feature of this home is the spacious open-plan kitchen/diner/living area, a perfect space for the whole family to enjoy. The kitchen is flooded with natural light thanks to the bi-folding doors and velux windows. It's finished to a high standard with oakwood flooring, Star Galaxy granite worktops, ample storage, and integrated appliances. The living area features a wood burner and enjoys views over the garden. In addition, the ground floor boasts a utility room and a re-fitted shower room.

### First Floor

The first floor benefits from two large double bedrooms with the principle bedroom boasting an ensuite and living area. There is also a separate shower room. With both bedrooms being so spacious these could easily be split to multiple rooms. Bedroom two features a walk-in wardrobe/storage room which could easily be turned into an additional en-suite.

### Outside

The enclosed rear garden has a large decking area, perfect for alfresco dining, a grass lawn and a vast amount of storage space from the outbuilding at the bottom of the garden. There is a five-bar gate leading down the side of the property to the gravel driveway at the front where there is parking for ample vehicles.

### Location

Aldershot Road is in the heart of Fleet and is walking distance to Fleet High Street, Fleet mainline train station and several prestigious schools. 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).

























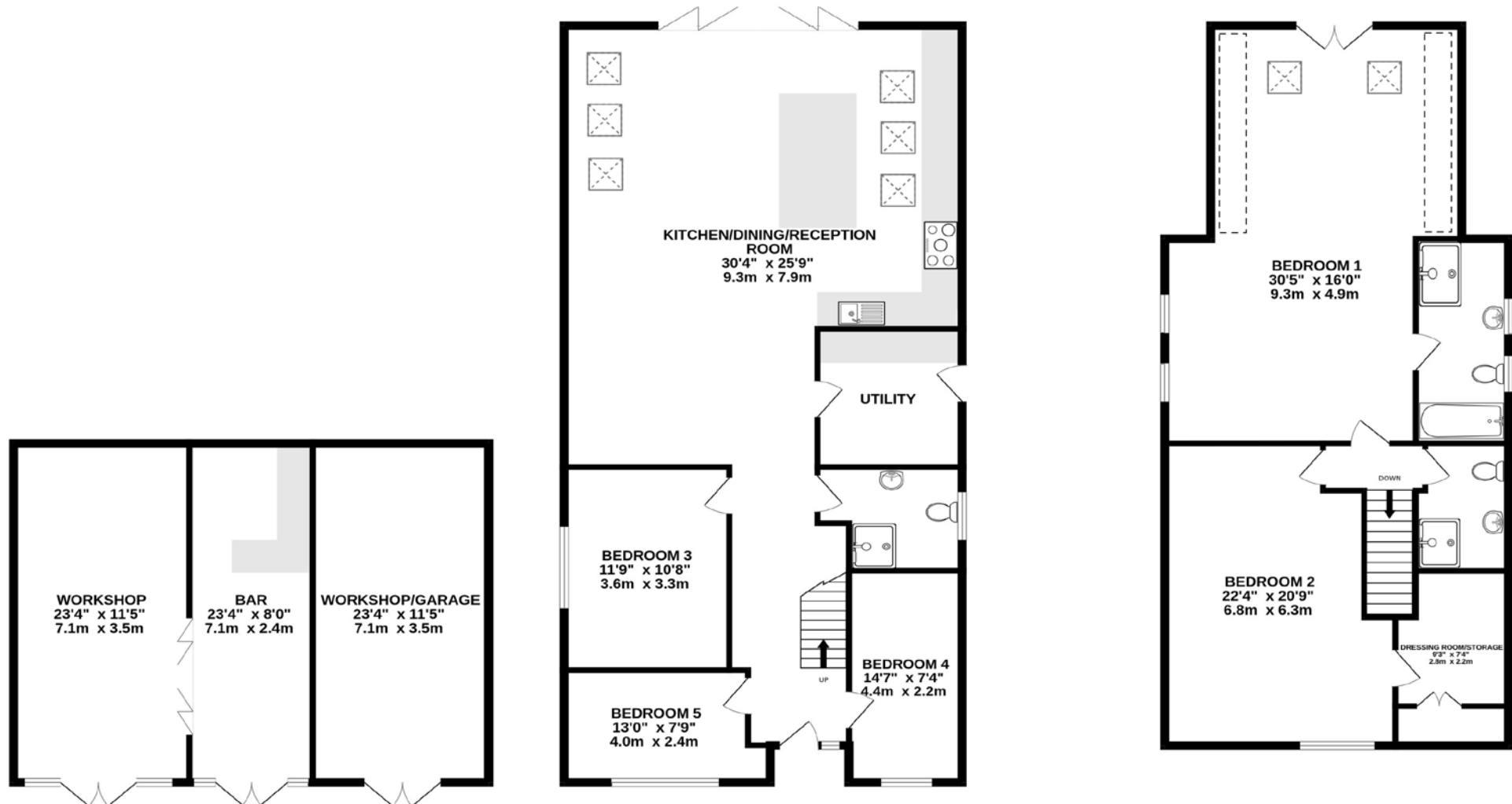






GROUND FLOOR

1ST FLOOR



Approximate Area = 2278 sq ft / 211.6 sq m (includes garage)  
 Limited Use Area(s) = 92 sq ft / 8.5 sq m  
 Outbuilding = 770 sq ft / 71.5 sq m  
 Total = 3140 sq ft / 291.7 sq m  
 For identification only - Not to scale

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 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 5NW. 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 (75)

### Local Authority

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

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