

Highdown, Fleet
Four Bedroom Detached Home



Highdown, Fleet, Hampshire, GU51 4PS

The Property

Located in a cul de sac location in the highly desirable Blue Triangle area of Fleet, this well presented detached family home is situated close to Fleet mainline station and Fleet town centre.

The home boasts a seamless blend of contemporary living and has planning granted for a single storey rear extension.

Ground Floor

Upon entering, you are greeted by a welcoming hallway leading to a refitted downstairs cloakroom and a front aspect living room. The true focal point of the ground floor is the impressive open-plan kitchen/dining/family room, a light and airy space designed for modern family life and entertaining, featuring direct access via double doors to the delightful rear garden. The kitchen is fitted with a range of base and eye level units and has a range of fitted appliances including dishwasher, hob, oven and wine fridge. The utility which is accessed via the kitchen completes the ground floor.

First Floor

The first floor comprises four well-proportioned bedrooms all with fitted wardrobes and a stylishly refitted family bathroom.

Outside

Outside, the property benefits from a highly desirable southerly facing rear garden, thoughtfully landscaped with a decking area suitable for entertaining. The remainder of the garden is laid to lawn with a path giving access to a gate at the bottom of the garden.

To the front, a driveway off-road parking, leading to a single garage. There is a side gate giving access to the garden.

Location

Fleet town centre offers comprehensive shopping and leisure facilities, an excellent range of restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and health care services.































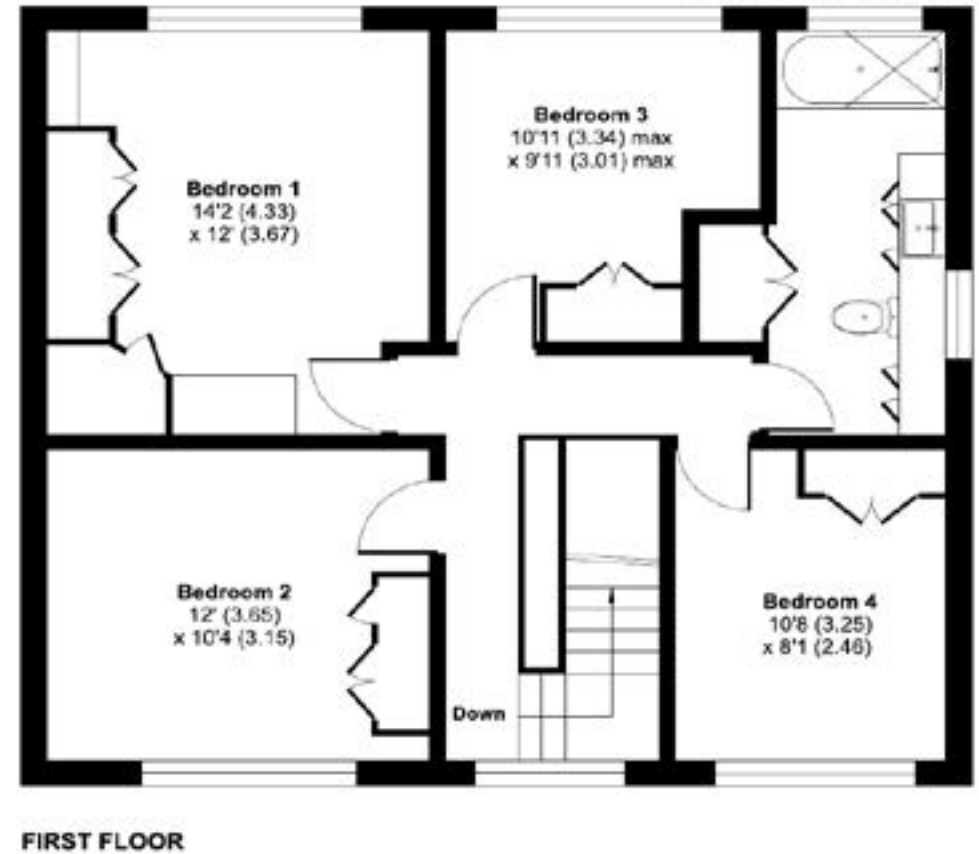
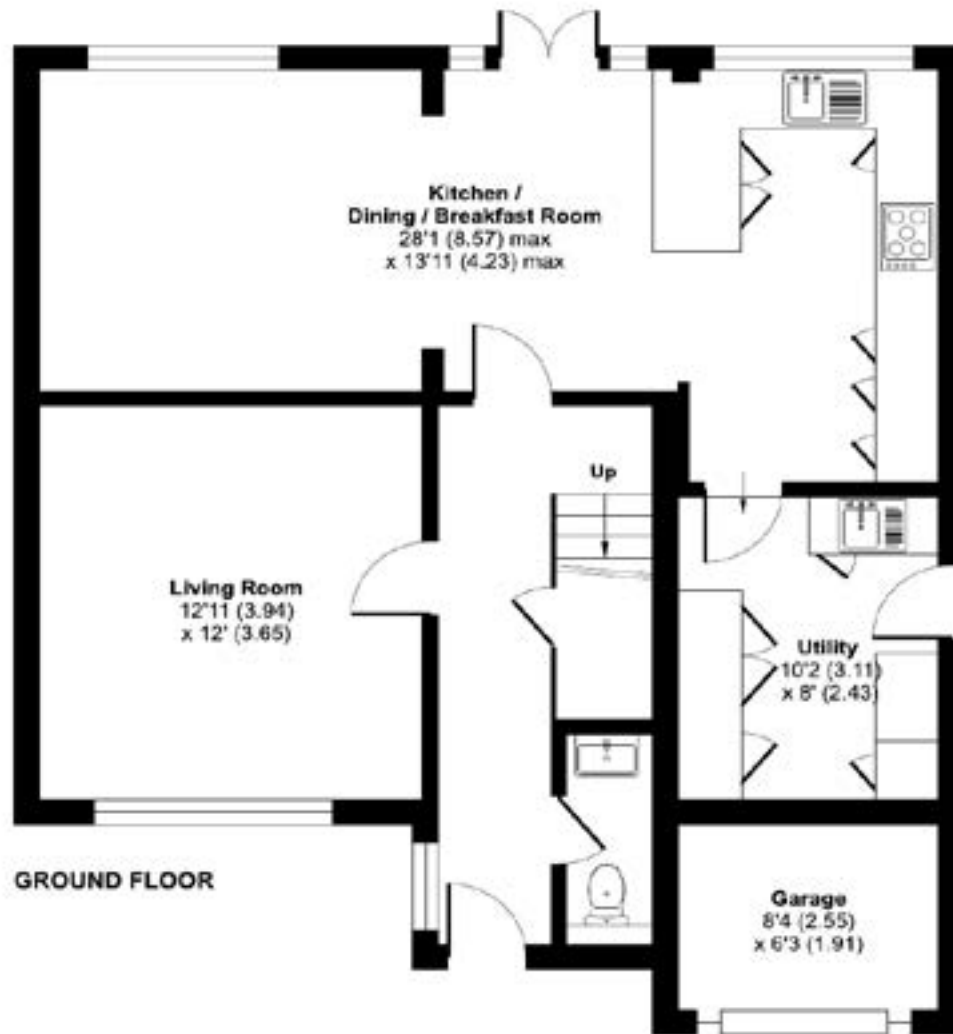
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Approximate Area = 1415 sq ft / 131.4 sq m

Garage = 51 sq ft / 4.7 sq m

Total = 1466 sq ft / 136.1 sq m

For identification only - Not to scale



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 (73)

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 4PS.

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 F

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Holden 

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