

Tadley Close, Fleet
Four Bedroom Detached Family Home



Tadley Close, Fleet, Hampshire, GU51 1DS.

The Property

This four bedroom detached family home is situated in a cul-de-sac location on the ever popular Elvetham Heath development, close to local amenities and schools.

Ground Floor

Accommodation comprises of a spacious entrance hall leading to the light and airy double aspect living room with a gas fireplace and double doors leading to the rear garden. The front aspect dining room, which can be accessed via the hallway has a glass door leading to the Kitchen. The kitchen has a range of eye and base level units, under a wooden work surface with fitted integrated appliances including double oven, hob, and dishwasher. The utility room and downstairs cloakroom completes the ground floor.

First Floor

The first floor boasts four generous double bedrooms all with built in wardrobes and an ensuite to bedroom one. A family bathroom serves the remaining bedrooms.

Outside

The driveway offers ample parking leading to a double garage.

Additional Information

The tax band is F, and the local council is Hart.

Location

Elvetham Heath is a development with a wealth of amenities including a supermarket, primary school, church and public house. Various activities and facilities are enjoyed by the local community including a football pitch, cycling and running clubs.

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.



















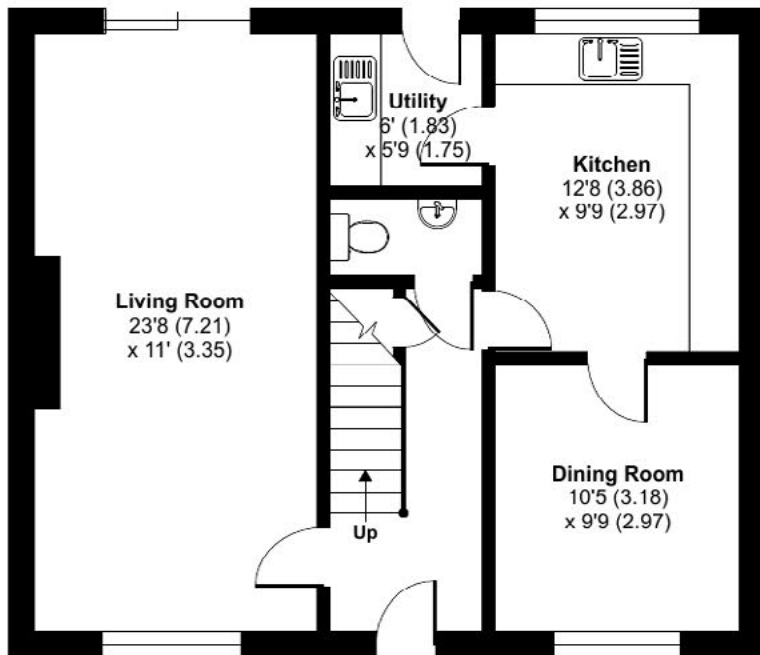
Tadley Close, Fleet, GU51

Approximate Area = 1308 sq ft / 121.5 sq m

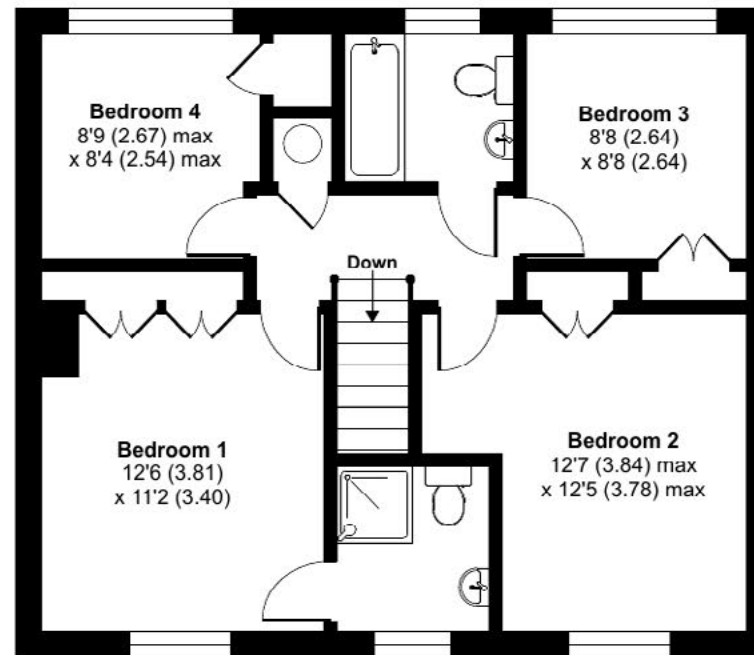
Garage = 330 sq ft / 30.6 sq m

Total = 1638 sq ft / 152.1 sq m

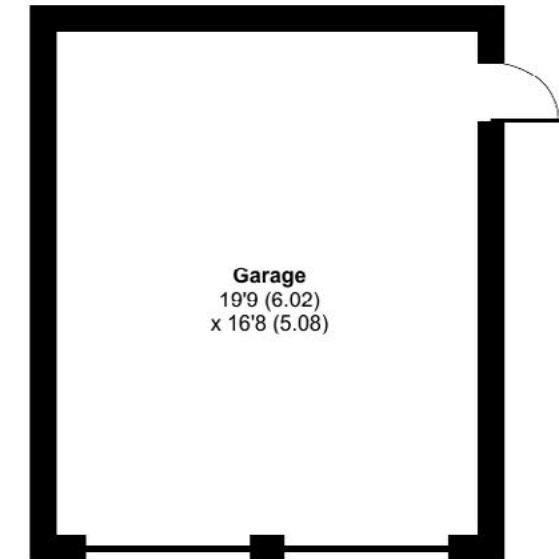
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for McCarthy Holden REF: 1190878

Places of interest

A selection of photographs showing various locations in and around Fleet are shown below.



Fleet Pond



Fleet Rail Line



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.

Services & Material Information

Water – Mains
Gas – Mains
Electric – Mains
Oil/LPG – None
Sewage – Mains
Heating – Gas Fired

EPC - 75(C)

Broadband Checker - <https://www.openreach.com/fibre-broadband>
To check mobile availability please visit: <https://checker.ofcom.org.uk/>

Accessibility Accommodations - None

Directions - Postcode GU51 1DS. Please contact McCarthy Holden for detailed directions as this property is in a rural location.

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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