

awaiting approval from vendor

## Reynolds Street, Fleet Two Bedroom End Of Terrace





## Reynolds Street, Fleet, Hampshire, GU51 1LG

### Property

This two-bedroom end-of-terrace home is situated on the sought-after Elvetham Heath development. Ideally located for commuters, it offers convenient access to the M3 motorway and a nearby mainline train station. The home combines modern living with a practical layout. This property is coming to the market with no onward chain.

### Ground Floor

The ground floor features a welcoming entrance hall with a convenient cloakroom. The lounge offers a comfortable living space, complete with an under-stairs cupboard for additional storage and stairs leading to the first floor. To the rear of the home, the kitchen/breakfast room is well-equipped with built-in appliances and boasts French doors that open directly onto the garden, creating a bright and inviting atmosphere.

### First Floor

Upstairs, the main bedroom benefits from its own en-suite shower room and a built-in wardrobe, offering both comfort and functionality. A second well-proportioned double bedroom provides ample space. The first floor is completed by a modern family bathroom, designed with clean lines and neutral tones.

### Outside

Externally, the property includes a private and enclosed rear garden, ideal for outdoor dining or relaxing. A gate at the rear of the garden provides direct access to a single garage located in a block behind the property, along with an allocated parking space in front of the garage, ensuring both convenience and security.

### 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.

### Additional information

Tax Band – D

Energy efficiency rating – C (76)

























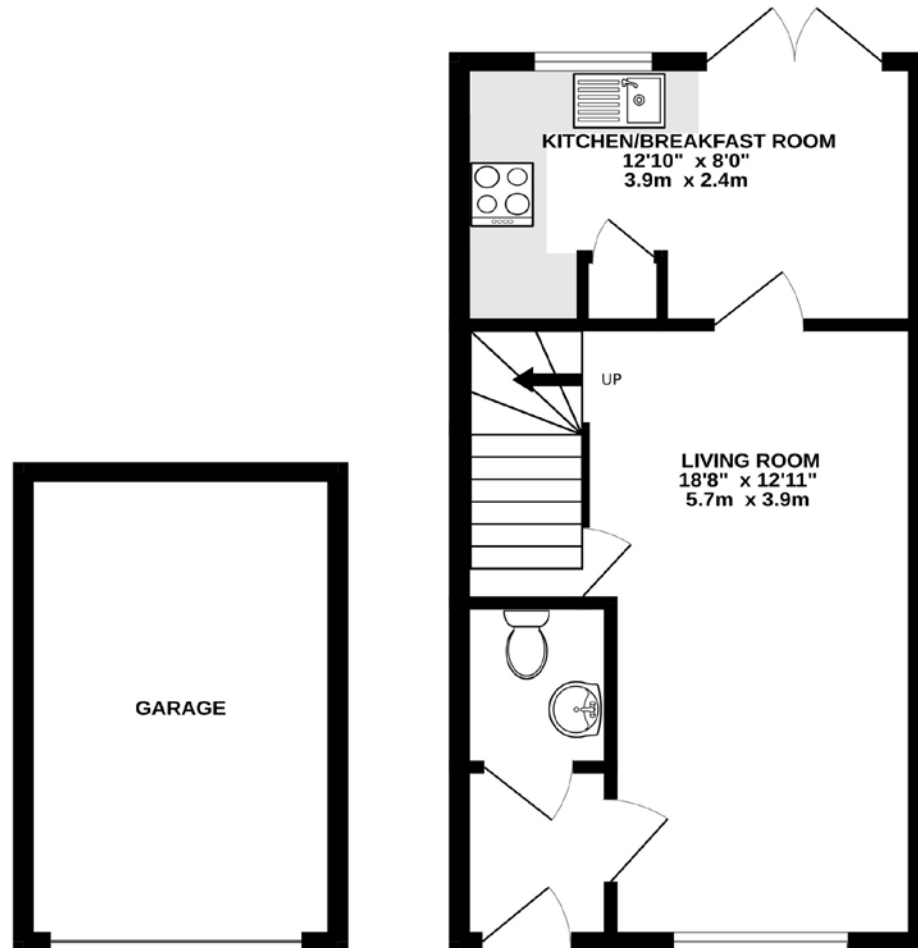




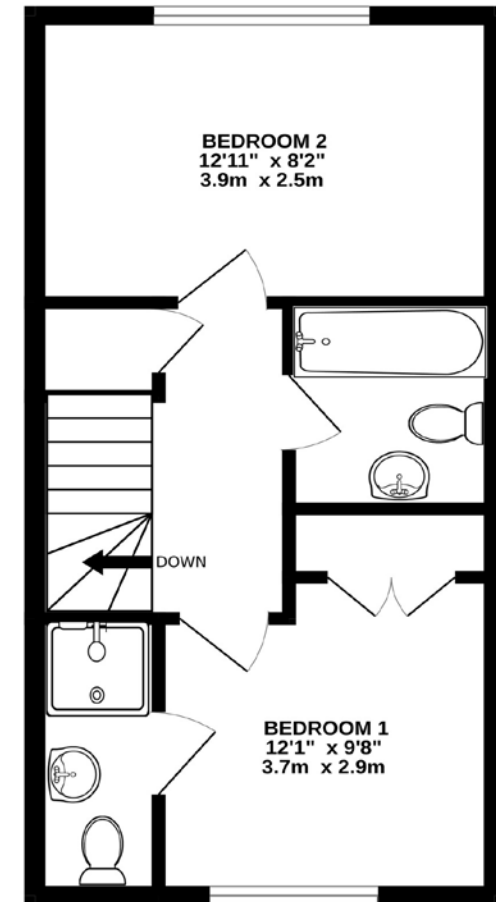




**GROUND FLOOR**  
470 sq.ft. (43.7 sq.m.) approx.



**1ST FLOOR**  
344 sq.ft. (32.0 sq.m.) approx.



**TOTAL FLOOR AREA : 814 sq.ft. (75.7 sq.m.) approx.**

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



# 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

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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.

### 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 (76)  
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 1LG

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 D

**McCarthy  
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