

Florence Road, Fleet
Three Bedroom Detached Bungalow



Florence Road, Fleet, Hampshire, GU52 6LG

Property

Located within a short distance of Velmead Common, Court Moor School, Velmead Juniors and Fleet Infant School, this three-bedroom detached bungalow offers spacious, open-plan versatile accommodation. The property features a generous garden as well as a driveway for convenient off-road parking.

Accommodation

This charming bungalow offers modern, open-plan living all on one level, making it incredibly versatile for the whole family to enjoy. The bright and spacious living and dining area is open to the kitchen and is flooded with natural light from large glass double doors over looking the rear garden. The kitchen is well-equipped with a range of eye and base level units, roll-top work surfaces, and integrated spaces for a dishwasher and an American-style fridge/freezer. Plus, a Smeg range cooker and extractor are included for your convenience. An additional separate utility area provides practical storage and laundry space.

The family bathroom is well-proportioned and fitted with a three-piece suite. There are three double bedrooms, all with built-in storage. Bedroom one also benefits from ensuite facilities.

Outside

The garden offers a welcoming patio area directly accessed from the home, ideal for outdoor dining or relaxing. This leads onto a well-kept lawn, providing plenty of space for children to play or for enjoying the outdoors. At the rear of the garden, there is a fully insulated garden room, perfect for use as a home office, hobby space, or quiet retreat.

Location

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)

Additional Information: Tax Band F



































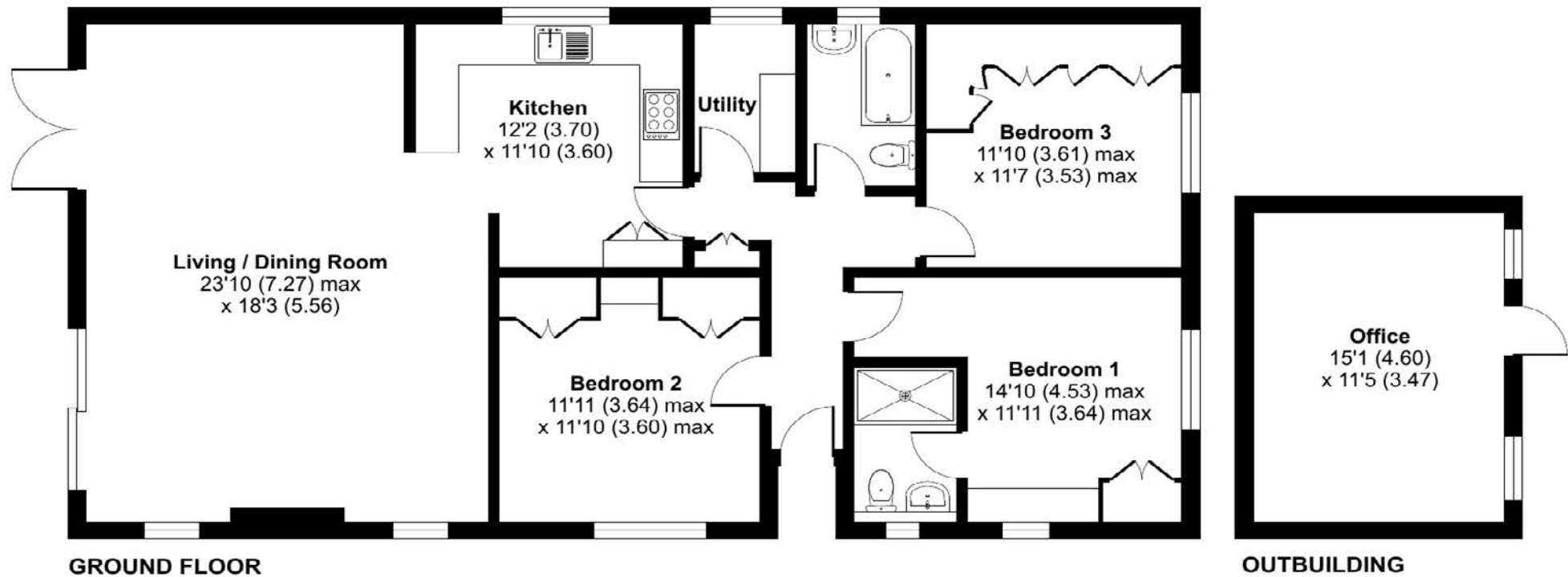
Florence Road, Fleet, GU52

Approximate Area = 1191 sq ft / 110.6 sq m

Outbuilding = 172 sq ft / 15.9 sq m

Total = 1363 sq ft / 126.5 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 (70)
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 GU52 6LG

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

**McCarthy
Holden** 

www.mccarthyholden.co.uk