

Pondtail Gardens
Two Bedroom Detached Bungalow



17 Pondtail Gardens, Fleet, Hampshire, GU51 3JP

The Property

This detached bungalow is situated within a popular residential area of Fleet close to schools, Sainsbury Local, Basingstoke Canal and Fleet Pond/Nature Reserve. Fleet town centre and Fleet mainline railway station are both within 1.5 miles of the property.

Accommodation

The property is approached via a gravel driveway with the entrance door leading into the hallway. All accommodation is accessed off the hallway including the bathroom which is fitted with a white suite and part tiled walls.

The living room is front aspect and has an attractive gas fire. Off the living room is the front aspect kitchen which is fitted with a range of eye and base level units and includes oven, hob, extractor fan, fridge, freezer and washing machine.

To the rear of the living room is the dining area and leading off the dining area is the family room/bedroom two which has doors opening onto the pretty rear garden.

Bedroom one is rear aspect and has the addition of a dressing area.

The property further benefits from gas central heating, double glazing and full boarded loft space.

Outside

The garden is a particular feature of the property and is split into two areas, one to the rear and one to the side. Both areas are enclosed offering a degree of privacy with seating areas, lawns and a good selection of planting. There are also two sheds and a garage.

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, a good selection of restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and health care services.

















Pondtail Gardens, Fleet, GU51

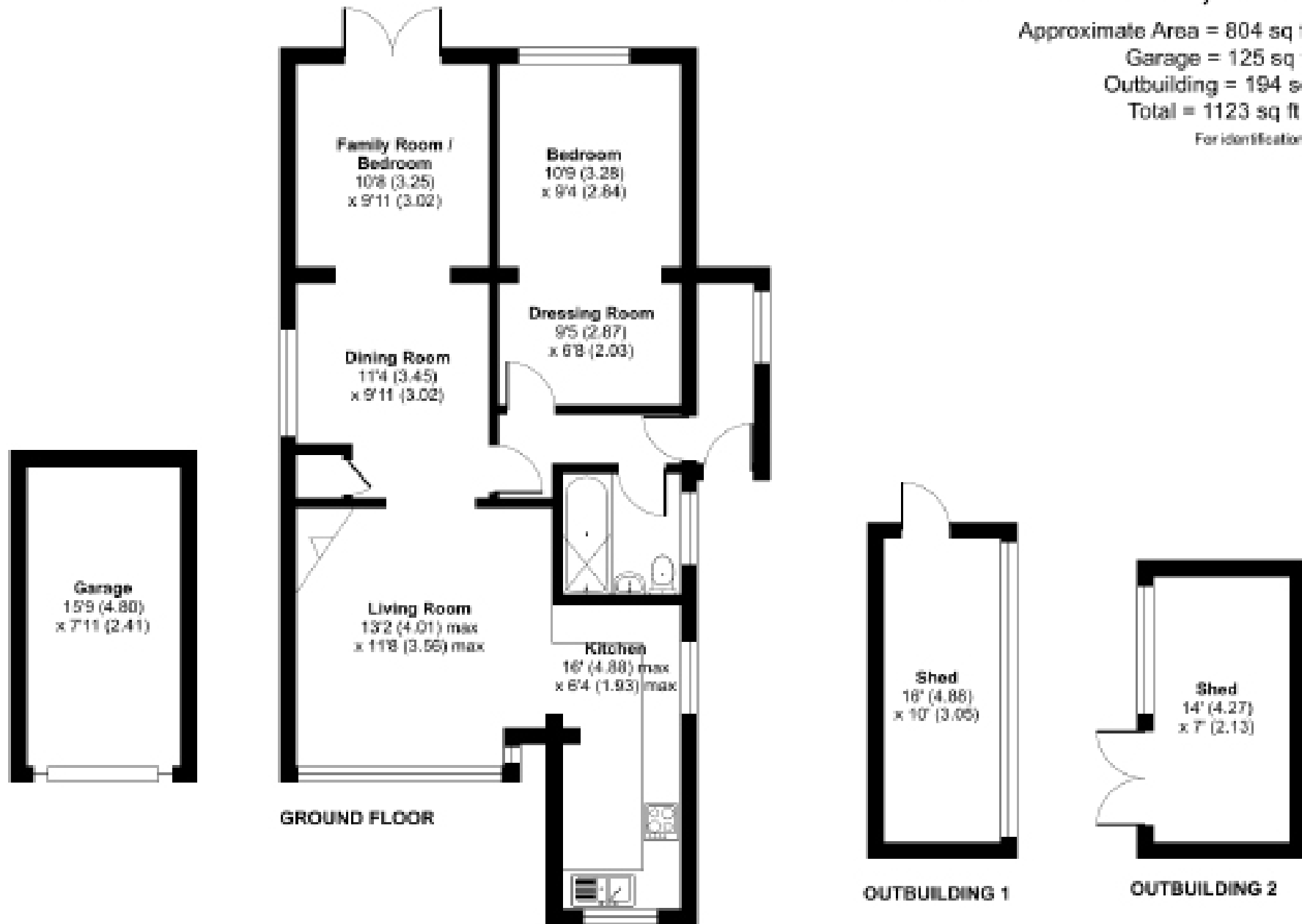
Approximate Area = 804 sq ft / 74.6 sq m

Garage = 125 sq ft / 11.6 sq m

Outbuilding = 194 sq ft / 18 sq m

Total = 1123 sq ft / 104.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickheym 2023. Produced for McCarthy Holden. REF: 552401









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 3JP. 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 - D (63)

Local Authority

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

McCarthy
Holden 

www.mccarthyholden.co.uk