

Emerald Avenue, Fleet
Five Bedroom Detached Family Home



Emerald Avenue, Fleet, Hampshire, GU51 5DG

The Property

Situated within close proximity to Edenbrook Country Park and local schools, this beautifully presented five bedroom detached family home offers a flexible accommodation over three floors. Benefits to this property include underfloor heating to the ground floor, a south facing private enclosed rear garden, double garage and driveway.

Ground Floor

The accommodation on the ground floor comprises of entrance hallway, living room, dining room a 29ft kitchen breakfast room and utility. The kitchen has a range of base and eye level units with fitted appliances and bi-fold doors to the rear garden.

First Floor

The property offers three bedrooms with the main bedroom enjoying a stunning en-suite and dressing room. The first-floor accommodation is finished with a family bathroom and stairs to the second floor.

Second Floor

There are two further bedrooms, one with en-suite facilities and generous storage in both rooms.

Outside

The south facing rear garden is mainly laid to lawn with an arrangement of mixed stock and shrub borders. There is a patio area ideal for al fresco dining accessed via the bi-fold doors off the kitchen.

At the front the property offers driveway parking leading to a detached double garage which has power and a fully boarded storage space with light and ladder.

Location

The property is located at the end of a driveway close to Edenbrook Country Park. 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 is G and the local council is Hart.































































Emerald Avenue, GU51

Approximate Area = 2545 sq ft / 236.4 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). © nichecom 2025. Produced for McCarthy Holden. REF: 1235948

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 - B (86)
 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 5DG 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 G



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