

Spring Woods, Fleet
Three Bedroom Semi - Detached Bungalow



Spring Woods, Fleet, Hampshire, GU52 7SX

The Property

Situated in a popular non estate location within close proximity of Fleet town centre and local schools, this extended semi-detached bungalow is offered to the market with no onward chain. The property offers scope to extend and modernise. Further benefits to this property include a private enclosed rear garden measuring in excess of 200ft, garage and driveway parking.

Ground Floor

The accommodation on the ground floor comprises of entrance hallway, 21ft living room with French doors to the rear garden, kitchen breakfast room and three bedrooms. The kitchen has a range of base and eye level units.

Outside

The rear garden is predominantly 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 French doors off the living room.

At the front the property is the driveway with ample parking leading to a detached garage.

Additional Information

Tax Band is D and the local council is Hart.

Location

The property is located close to Fleet town centre and local schools. 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).



























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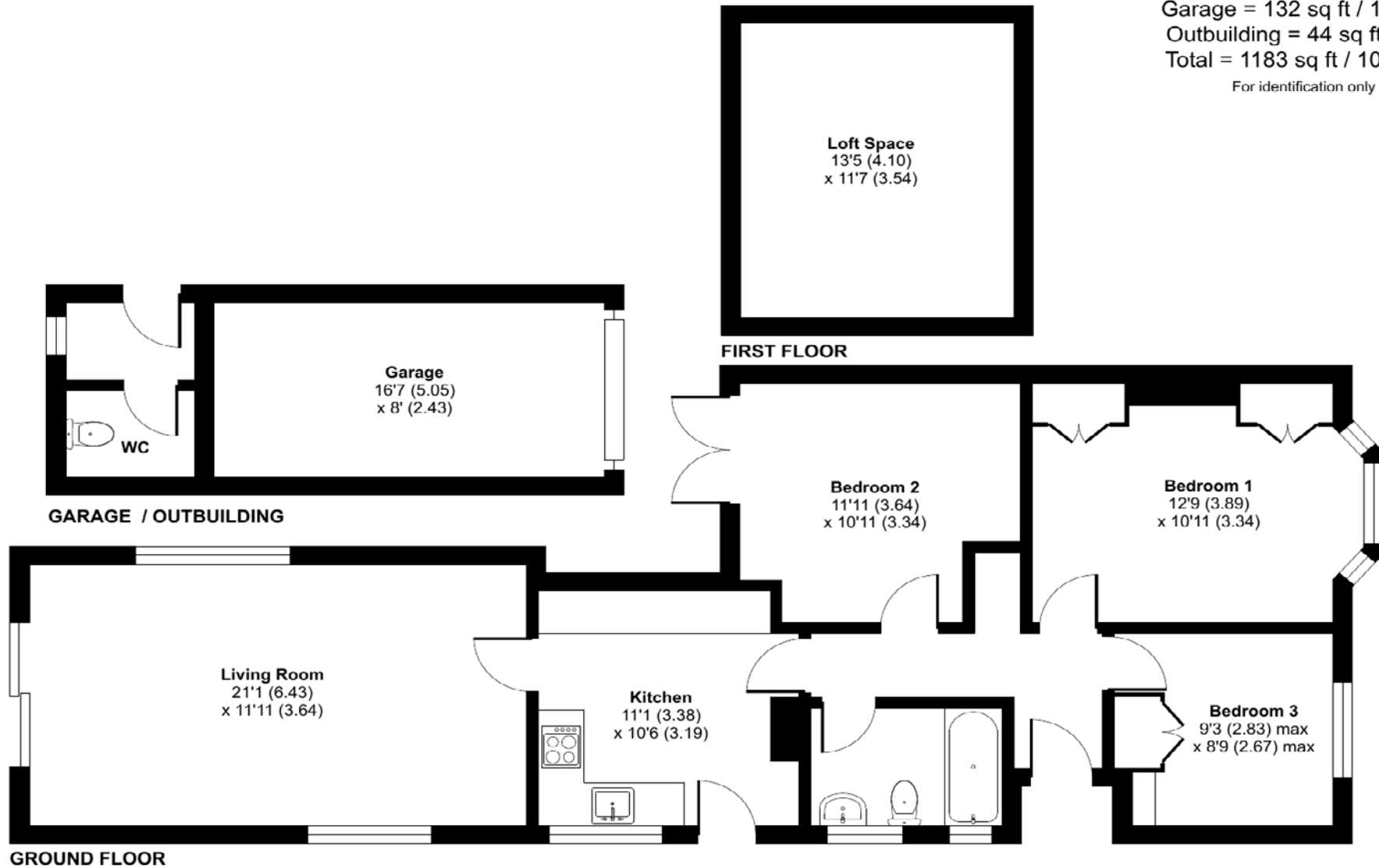
Approximate Area = 1007 sq ft / 93.5 sq m

Garage = 132 sq ft / 12.2 sq m

Outbuilding = 44 sq ft / 4 sq m

Total = 1183 sq ft / 109.7 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: 1240130

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 - D (62)
 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 7SX 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 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



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