

Waterlilies, Fleet
Four Bedroom Semi-Detached Home



2 Waterlilies, Fleet, Hampshire, GU51 5ED

The Property

Situated within the sought after development of Edenbrook and built in 2020, The Wheatgrass is a spacious four-bedroom semi-detached home with accommodation spread over three floors. Benefits to this property include a single garage with driveway parking, two bathrooms, kitchen/breakfast room and located within close proximity to Edenbrook Country Park.

Ground Floor

Accommodation comprises of a spacious light and airy entrance hall giving you access to the beautifully presented kitchen/breakfast room. The kitchen offers a range of units, work surfacing, integrated appliances including a wine fridge, and additional appliance space. At the rear of the property the living/dining room offers spacious accommodation overlooking the rear garden with Velux windows giving it a light and airy feel. Access to the rear garden can be found from the living room through a set of French doors opening onto the patio area. The accommodation on the ground floor is finished with a downstairs cloakroom, under stairs storage space and a bonus cupboard which stores the washing machine and tumble dryer.

First Floor

On the first floor there are two good sized bedrooms with the main bedroom benefiting from en-suite bath and shower facilities, as well as built in wardrobe space. The accommodation is finished with the family bathroom with bath and shower overhead.

Second Floor

The second floor offers an extra two spacious bedrooms with plenty of eave storage and views over the Edenbrook development.

Outside

The rear garden is mainly laid to lawn with well-established flowers and shrub beds. At the rear of the property a patio area is located which is ideal for al fresco dining, as well as a small seating area at the bottom of the garden. The property has side access beside the garage to the front. At the front you will find a garage with driveway parking along with plenty of visitor spaces within the cul-de-sac location. Waterlilies also offers direct access into Edenbrook Country Park.

Location

Edenbrook is ideally located for local amenities and is within easy access of both Fleet town centre and Fleet mainline railway station. 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, excellent restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and various health care services.

Location council is Hart and tax band is E.

The property has a service charge of £711.32p P/A.















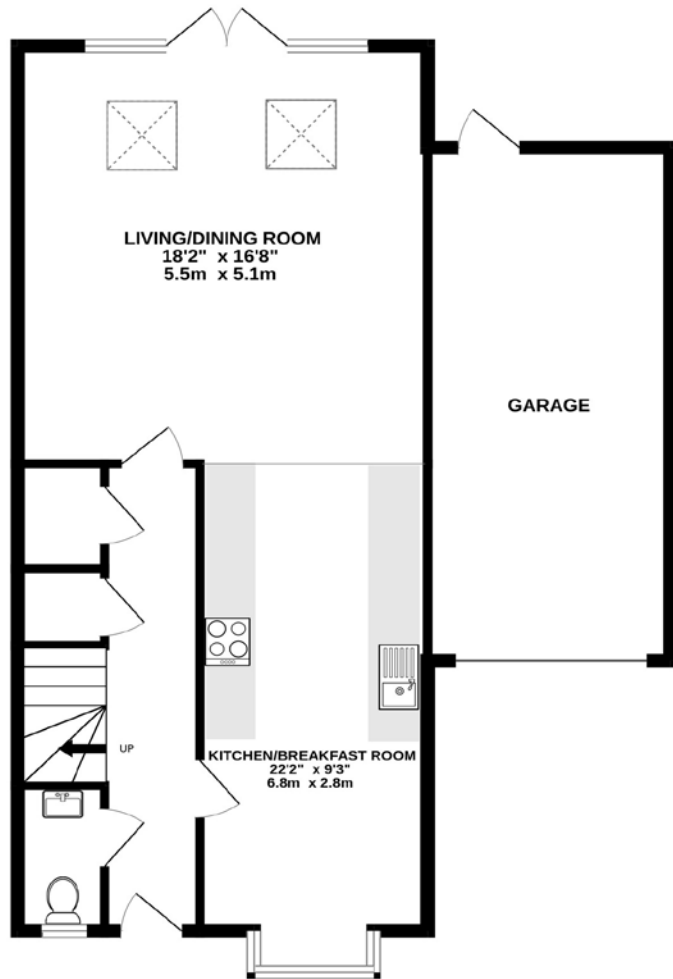




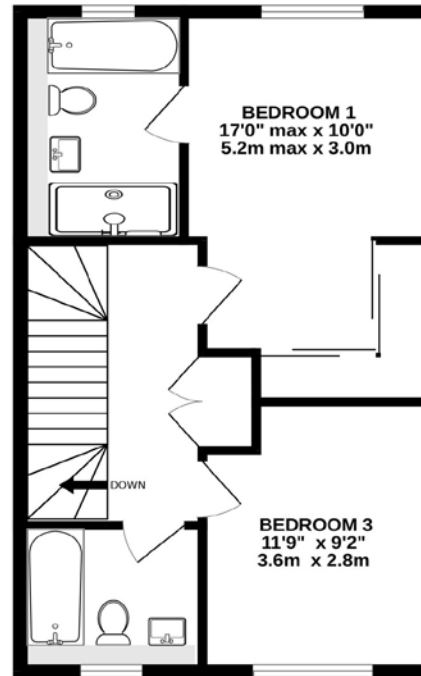




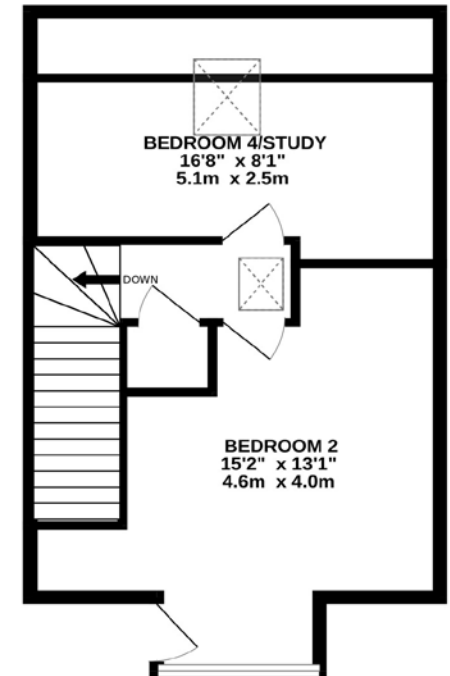
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Places of interest

A selection of photographs showing various locations in and around Fleet are shown below.



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.

Directions - Postcode GU51 5DE. 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

Local Authority

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

EPC - B 86

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