

Kent Road, Fleet Four Bedroom Detached Home



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Kent Road, Fleet, Hampshire, GU51 3AH

Property

Situated on a well-established residential road, this charming four-bedroom detached home enjoys a convenient location close to the town centre and train station. The property benefits from a garage and a generously sized driveway, offering ample off-street parking for multiple vehicles.

Ground Floor

Upon entering the property, you are welcomed into a spacious ground floor that combines character and comfort. The large living room features beautiful wooden floorboards, a traditional brick fireplace, and French doors that open onto the rear garden, flooding the room with natural light. Adjacent to the living room is a well-proportioned dining room, ideally sized for a family table, with a large window that provides a bright and airy feel.

The kitchen is positioned to the left of the house and benefits from a secondary entrance. It boasts exposed ceiling beams that lend a rustic charm, while the sleek white cabinetry and contrasting black countertops create a stylish, modern aesthetic. There is ample storage and workspace, making it a practical space for

cooking and entertaining. A useful utility room and a convenient downstairs half-bath complete the ground floor accommodation.

First Floor

Upstairs, the property offers four well-sized double bedrooms, all of which enjoy generous natural light through large windows. Two of the bedrooms includes built-in storage, ideal for use as a walk-in wardrobe. The family bathroom is a four-piece suite, comprising a separate bathtub and walk-in shower, offering both functionality and comfort.

Outside

To the rear, the property boasts a beautifully maintained garden with a south-west facing aspect, ensuring plenty of afternoon and evening sunshine. A patio area directly outside the house is perfect for al fresco dining, leading onto a spacious lawn with a charming central pond. At the far end of the garden, a shed provides useful outdoor storage. Side access is available from both sides of the house, adding to the overall convenience of the outdoor space.

Location

The location is ideal for the commuter with Fleet mainline railway station offering regular services to London Waterloo from 43 minutes and Junction 4a of the M3 motorway being within easy access. Fleet town has comprehensive shopping and leisure facilities as well as schools for all age groups, churches of various denominations and a range of 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 6 miles distant. Private aircraft facilities are also available at Blackbushe Airport (about 6 miles)





















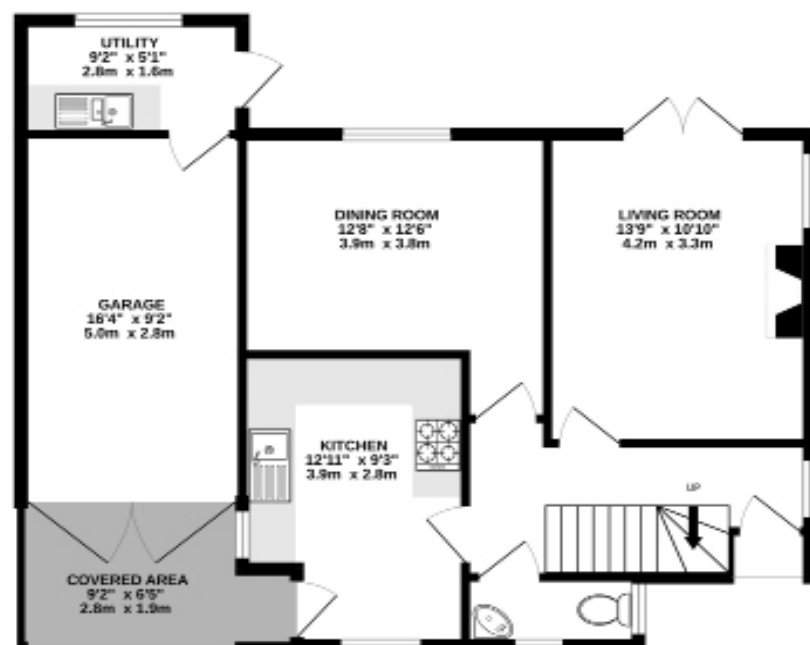




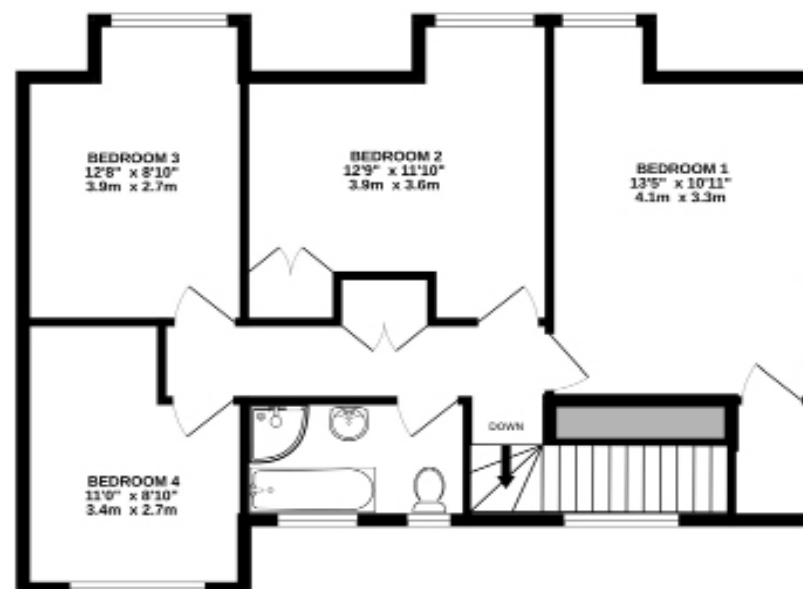




GROUND FLOOR



1ST 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 & Farnham are shown below.



Fleet Pond



Rail Line/Fleet Pond



Mainline Railway Station



Basingstoke Canal



Fleet High Street

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.

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 - E (44)
 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 3AH

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 B



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