

Lyndale Drive  
Three Bedroom Detached Family Home





## 6 Lyndale Drive, Fleet, Hampshire, GU51 3JH

### The Property

This three bedroom detached house, nestled in a tranquil cul-de-sac near Fleet Pond and Nature Reserve, offers a peaceful and convenient lifestyle. Ideal for commuters, the property is within easy reach of Fleet Mainline railway station.

### Ground Floor

Upon entering the property you are greeted by a welcoming entrance hall where you will find doors to the living room and family/dining room. The living room measures 16ft in length and enjoys views to the Fleet Pond nature reserve. The family/dining room boasts a fireplace and has doors to the conservatory and kitchen. The kitchen is fitted with a range of base and level units.

### First Floor

To the first floor are three good sized bedrooms and a family bathroom.

### Outside

Outside, the south-westerly facing rear garden provides a peaceful outdoor space with a lawn, planting, and shrubs. A patio area adjoins the property.

To the front there's driveway parking leading to a garage.

### Location

Fleet town centre offers comprehensive shopping and leisure facilities, an excellent range of restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and health care services.











































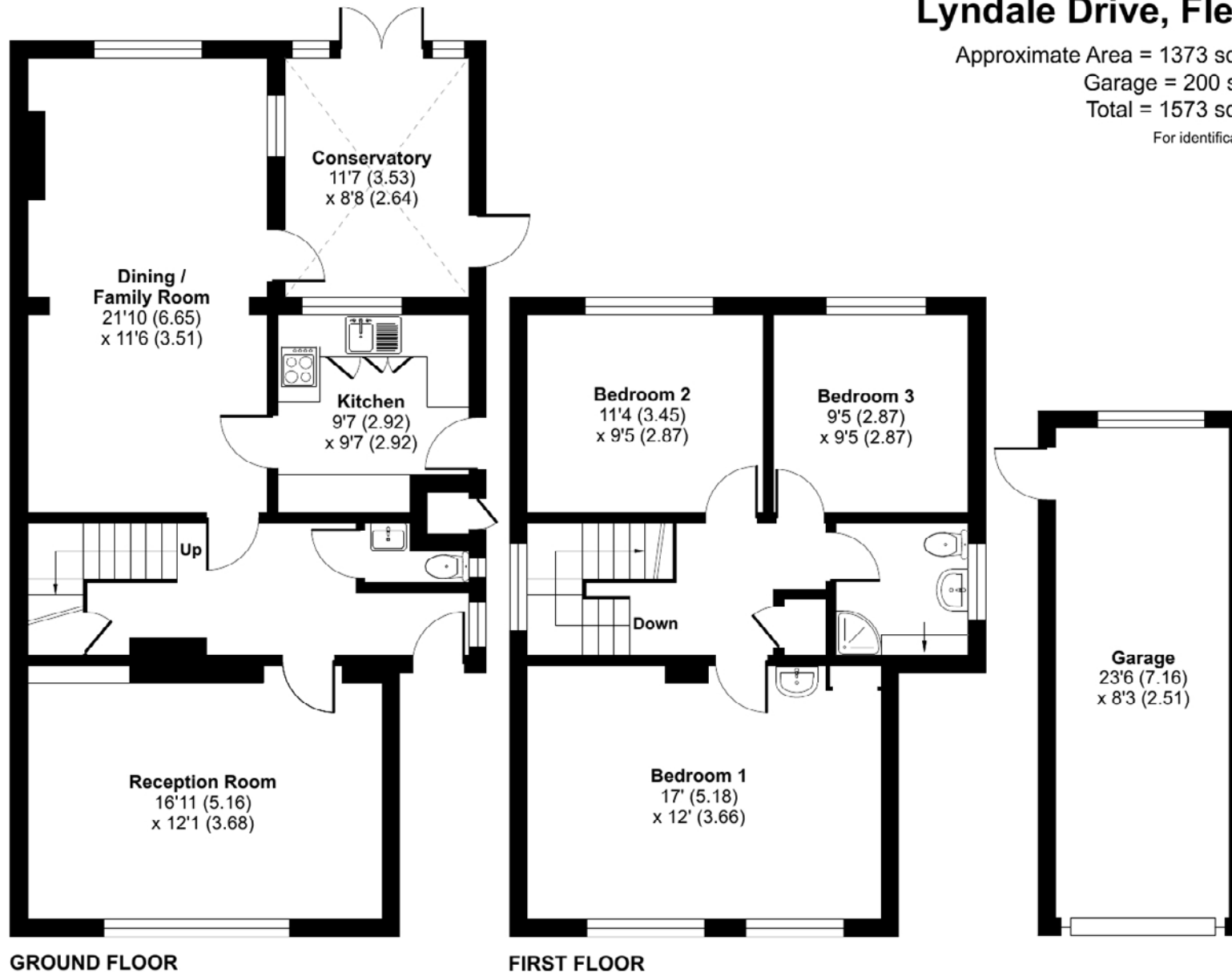
## Lyndale Drive, Fleet, GU51

Approximate Area = 1373 sq ft / 127.5 sq m

Garage = 200 sq ft / 18.6 sq m

Total = 1573 sq ft / 146.1 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 2024.  
Produced for McCarthy Holden. REF: 1191634



# Places of interest

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



Fleet Pond



Basingstoke Canal



Basingstoke Canal



Fleet Mainline Railway Station



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 GU52 6BP. 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 - C (69)

### Local Authority

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



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