

Millpond Ave
Two Bedroom Home



Millpond Avenue, Fleet, Hampshire, GU51 5EN

The Property

Constructed in 2022 and finished to the high standards of Berkley Homes, this modern two-bedroom terraced house is nestled in the stylish new Hareshill Development in Crookham Village, Fleet.

Ground Floor

Upon entry you have the entrance hallway with access to the downstairs cloakroom, open plan kitchen and stairs to the first floor. A particular feature of this home is the wonderful open plan kitchen/breakfast room/living area which is a great space for the whole family to enjoy. The kitchen boasts a range of fitted appliance along with ample storage. The living area enjoys views over the garden.

First Floor

To the first floor are two double bedrooms and a family bathroom. Bedroom one also benefits from built-in wardrobes.

Outside

The enclosed rear garden is partly paved and partly laid to lawn with flowerbeds and fence panelling bordering the edges. At the back of the garden is a shed and a gate. To the front, right hand side of the property are two allocated parking spaces and additional visitors' parking.

Location

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









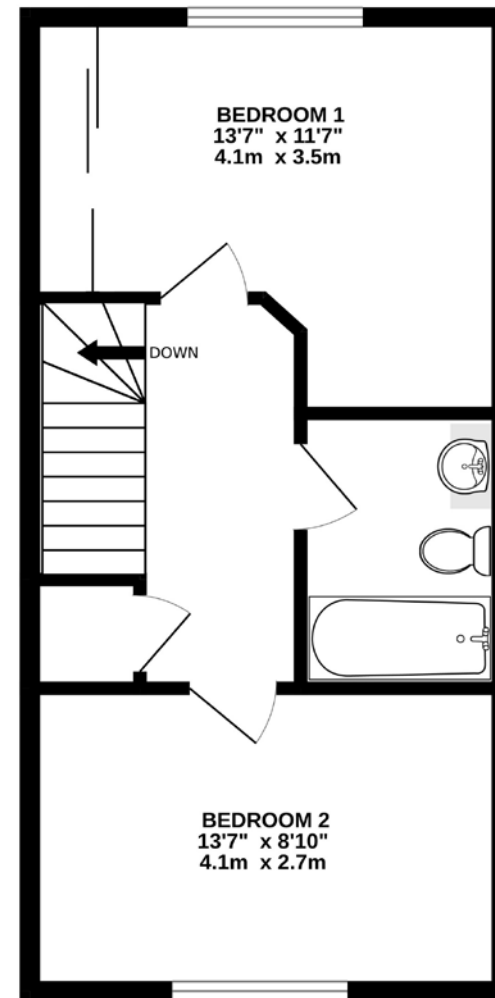
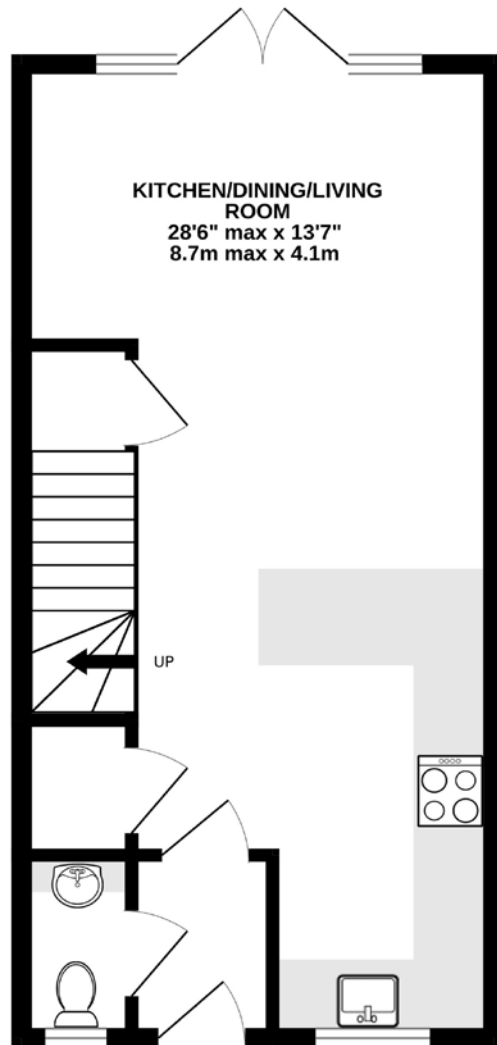












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

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).

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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 - 84 (B)

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 5EN 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 D



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