

Kings Road, Fleet
Four Bedroom Detached Property



Kings Road, Fleet, GU51 3AP

The Property

Constructed circa 1901 and situated on the popular Kings Road, this well presented four bedroom, detached, Edwardian property has been extended, adding additional living accommodation.

Ground Floor

As you enter the property, you are greeted with the high-ceiling hallway that sets the scene for this character-filled home. From the hallway is access to a cloakroom, the front reception room, the family/playroom and the kitchen extension. In the front room is a lovely bay window with sash panes and a log-burner set within the original brick fireplace. The family/playroom is bright and airy with Amtico flooring. This room opens out in to the stunning open plan kitchen/living/dining room extension which is the focal point of the home. The room is flooded with natural light from the two sky lanterns and bi-fold doors. The re-fitted modern kitchen has a range of storage units with integrated appliances, a breakfast bar and Corian work surfaces. An additional room, extended on to the kitchen is the study. There is also a utility room which benefits from a door leading outside.

First Floor

The first floor incorporates bedrooms one, two and three, plus an en-suite to bedroom one and a family bathroom. Bedroom one boasts vaulted ceilings with viewings over the garden. In addition there is a dressing room.

Second Floor

On the second floor is bedroom four.

Outside

The rear garden is south-west facing and is mainly laid to lawn, there is also a patio area.

There is access either side of the property to the spacious driveway that can accommodate several vehicles.

Additional Information

Council Tax Band F

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 at Blackbushe Airport (about 5 miles).

















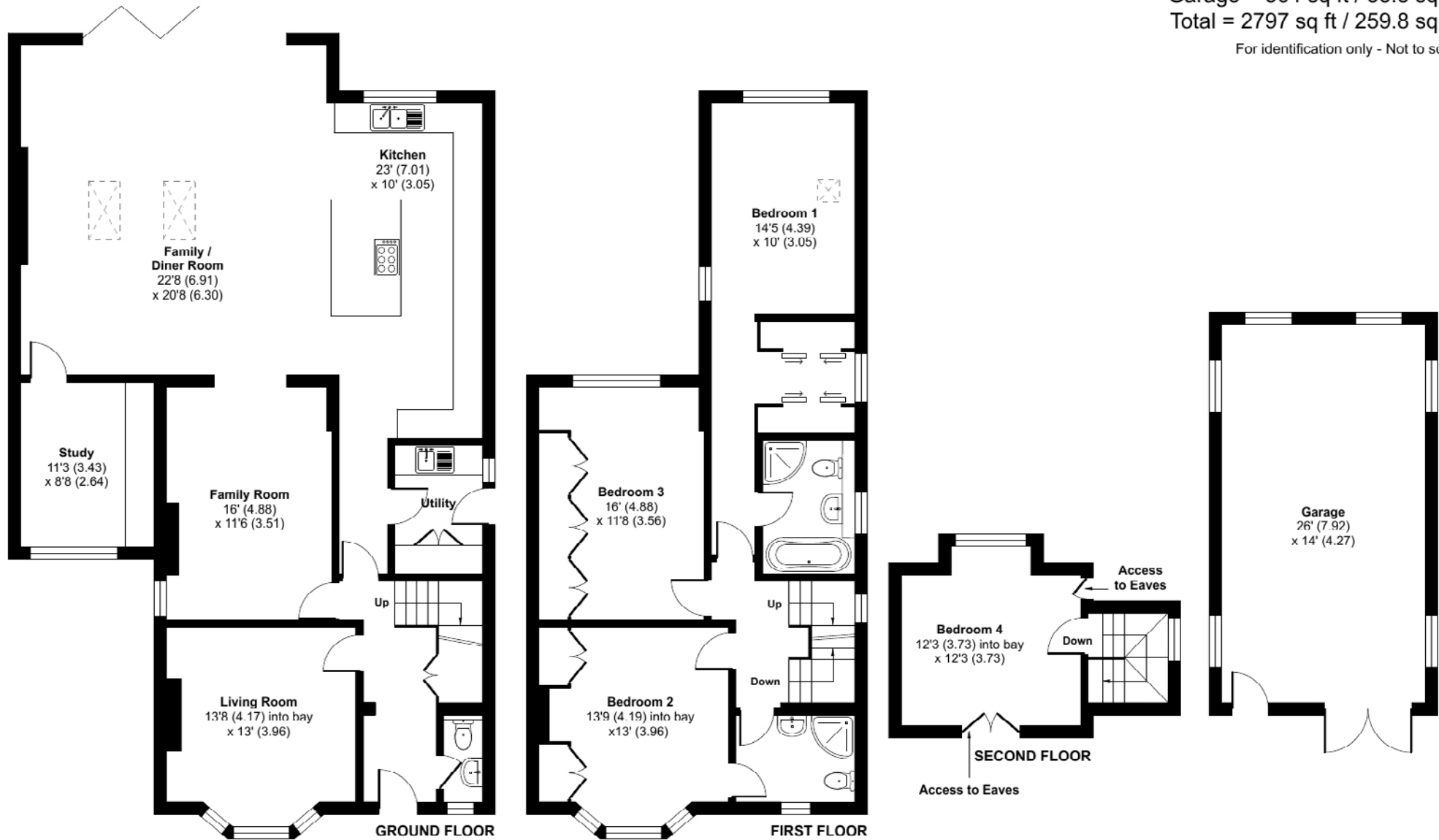
Kings Road, Fleet, GU51

Approximate Area = 2433 sq ft / 226 sq m

Garage = 364 sq ft / 33.8 sq m

Total = 2797 sq ft / 259.8 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: 1125569







Places of interest

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



Fleet Pond



Basingstoke Canal



Fleet 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.

Directions - Postcode GU51 3AP. 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 (71)

Local Authority

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



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