

## Dinorben Avenue, Fleet Four Bedroom Detached Home





# Dinorben Avenue, Fleet, Hampshire, GU52 7SH

## The Property

Situated within the sought after Dinorben area of Fleet, this four-bedroom detached family home is offered to the market for first time in over 50 years. Offered to the market with spacious and flexible accommodation throughout, benefits to this property include a double garage with driveway parking, a generous plot, three reception rooms, and no onward chain.

## Ground Floor

Accommodation comprises of a light and airy spacious entrance hall leading to the dual aspect living room which offers beautiful sash windows, wonderful high ceilings and views/ access to the rear garden. The dining room is located between the living room and the kitchen. Within the kitchen a range of fully fitted integrated appliances including oven, hob, dishwasher, and additional appliance space. Just off the kitchen you will find a useful utility room which also gives you access to the rear garden and the double garage which offers storage at the back of the garage. The accommodation on the ground floor is finished with a generous study which overlooks the front of the property and a downstairs WC.

## First Floor

Upstairs the property offers four well-sized light and airy bedrooms. The main bedroom offers a dressing area and en-suite shower facilities. The first-floor accommodation is finished with a family bathroom which offers a separate bath, shower, toilet and sink.

## Outside

The beautifully presented southwest facing garden is enclosed by a mixture of brick wall and wood panel fencing. The garden is mainly laid to lawn with well-established flowers, shrub beds and trees throughout. At the rear of the property, you will find a patio area ideal for al fresco dining.

The front of the property has ample driveway parking that leads to the double garage, along with small lawned area with a mixture of flowers and trees.

## 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).

## Additional Information

Council Tax Band is G and the local council is Hart.





















































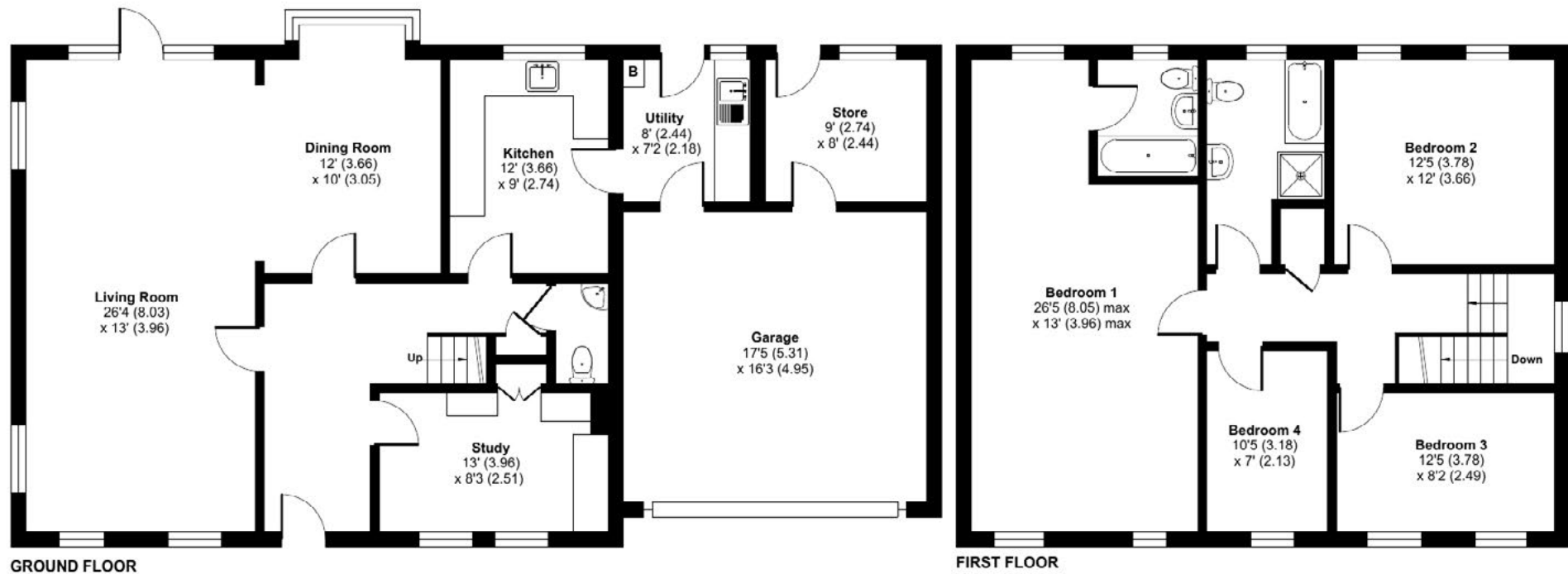
# Dinorben Avenue, Fleet, GU52

Approximate Area = 1826 sq ft / 169.6 sq m

Garage = 358 sq ft / 33.2 sq m

Total = 2184 sq ft / 202.8 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: 1204050



# Places of interest

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



Fleet Pond



Basingstoke Canal



Fleet High Street



Fleet Train Station



Farnborough Airport



## 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.

### Services & Material Information

Water – Mains  
Gas – Mains  
Electric – Mains  
Sewage - Mains  
Heating – Gas Central Heating

Materials used in construction - Brick, Timber Framed, Tiled roofs  
EPC - D (66)  
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/>  
Accessibility Accommodations - None

Directions - Postcode GU52 7SH. 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 G



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