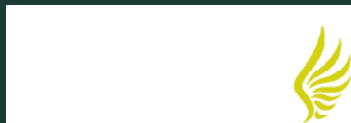


Swan Way
Four Bedroom Detached Family Home



www.mccarthyholden.co.uk

40 Swan Way, Fleet, GU51 5TT

The Property

This attractive four bedroom detached family home with its generous and flexible accommodation is situated in a popular residential area of Fleet within easy access of the town centre and Fleet mainline railway station.

Ground Floor

The accommodation is arranged over two floors with all of the main living accommodation accessed off the entrance hallway.

The living room is approximately 21 ft long with an open fire, double doors to the dining room, and double doors into the attractive conservatory which opens onto the garden.

The light and airy kitchen/breakfast room is over 19 ft long and is fitted with a comprehensive range of eye and base level units, island, breakfast bar and a range of appliances including oven, hob, extractor fan and dishwasher.

Further ground floor accommodation includes a utility room off the kitchen plus a study and cloakroom off the hallway.

First Floor

The four bedrooms and the family bathroom are on the first floor. Bedroom one has floor to ceiling wardrobes with an en-suite that includes a bath and separate shower cubicle. There are a further two double bedrooms plus a single bedroom with a built in cupboard. Serving them is the family bathroom.

Outside

To the front of the property is generous driveway parking, double garage and a selection of mature shrubs. The enclosed garden has a patio laid immediately to the rear of the property plus a shaped lawn and a selection of mature trees, shrubs and planting.

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, a good selection of restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and a range of health care services.



















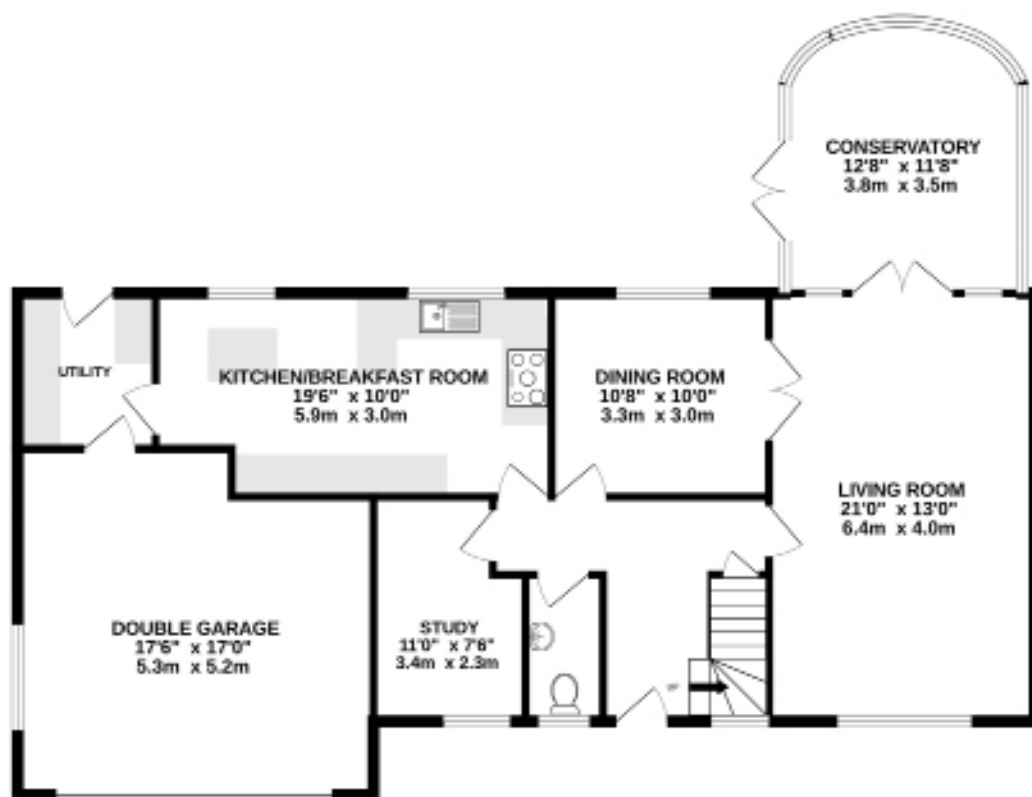








GROUND FLOOR



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 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 GU51 5TT. 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 - D (64)

Local Authority

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



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