

George Road, Fleet  
Four Bedroom Detached Property



## George Road, Fleet, GU51 3PS

### The Property

We are delighted to bring to the market this extended, four bedroom, detached, family home. Built in approximately 1975, the property is situated in the popular Albany Road area of Fleet, just opposite Oakley Park. Nearby are several schools, Fleet town centre and Fleet mainline train station.

### Ground Floor

To the ground floor is an open plan kitchen/diner, family room, and utility room. The property was extended in 2017 to enlarge the kitchen/diner and create the separate utility room. The modern style kitchen has underfloor heating and several eye and base level units, accentuated by the grey granite work tops and fitted appliances. Further complimenting this space is the breakfast bar island with fitted ceramic hob, drawer units and wine fridge. Towards the back of the room are the living area and dining area which both have double patio doors leading out to the west facing garden.

### First Floor

On the first floor are 4 good sized bedrooms and a family bathroom. All four bedrooms are bright and airy and bedroom one has a built-in wardrobe.

### Outside

The west facing garden has direct access to Oakley Park. To the front of the property is a single garage and a driveway for multiple cars.

### Location

George Road, benefits from easy access to Oakley Park, Velmead Woods and Basingstoke Canal where you can enjoy long walks, bike rides, fishing and take in breath taking views. It is a short distance from Fleet Town Centre, the Hart Leisure Centre, and Fleet Railway Station (taking you into London Waterloo within 45-60mins). There are several schools within close proximity, including Fleet Infant School, Velmead Junior School, Heatherside Infant and Junior School, and Courtmoor Secondary School.

Fleet has excellent commuter links by both rail and road. There are regular trains to London Waterloo 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.

























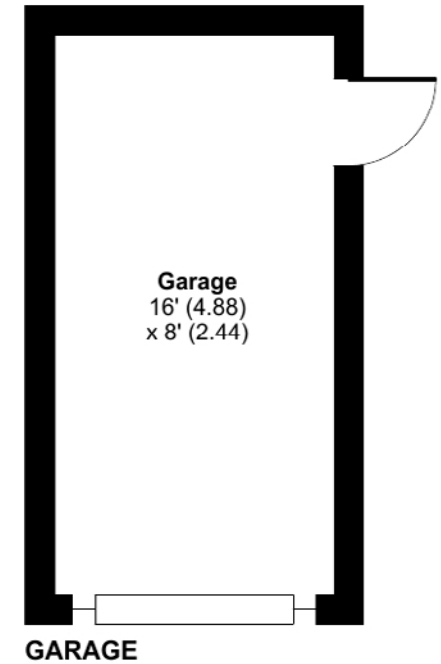
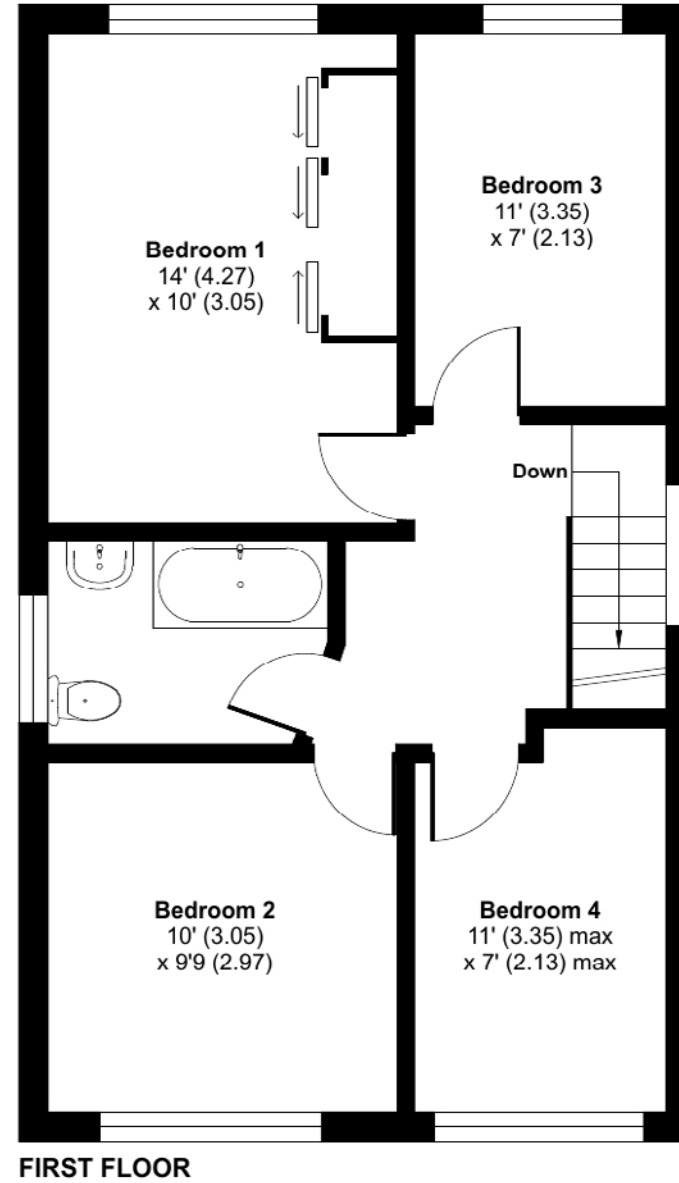
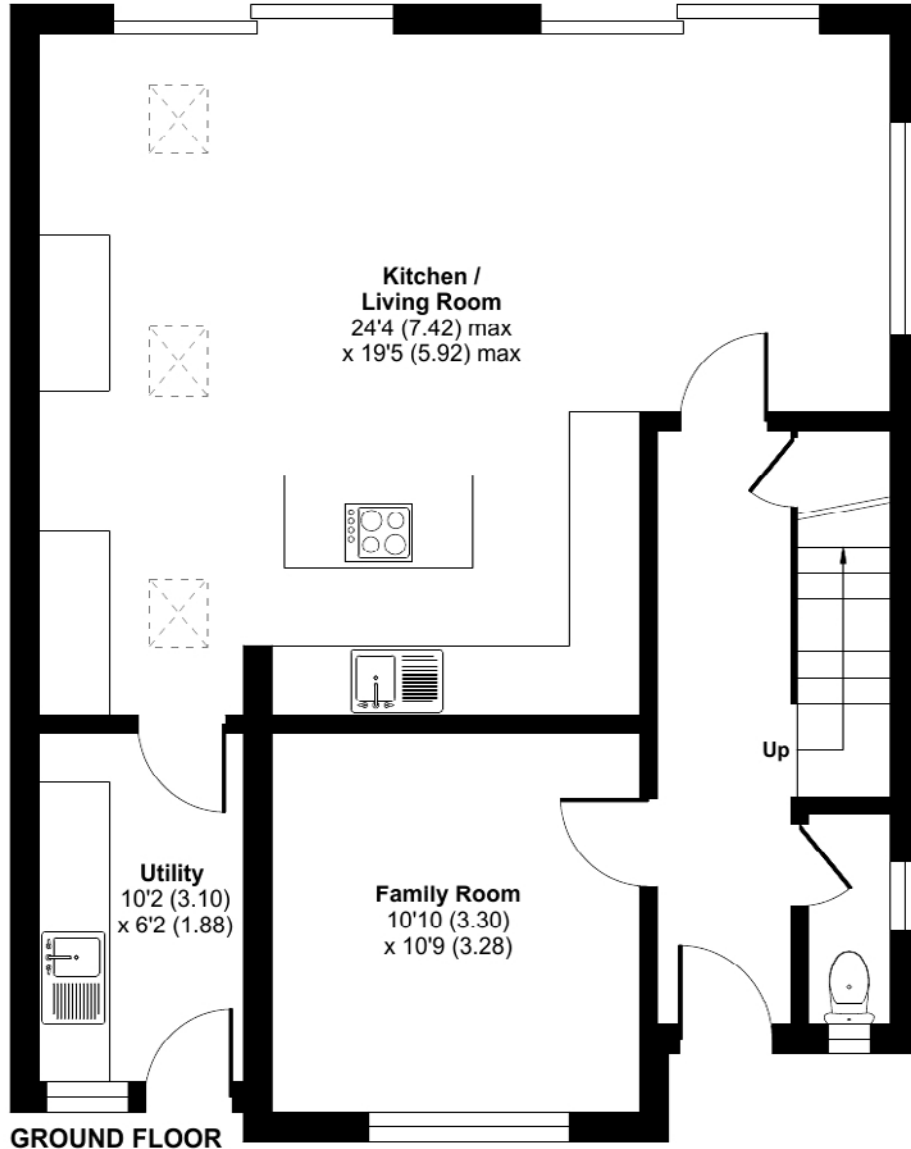
# George Road, Fleet, GU51

Approximate Area = 1251 sq ft / 116.2 sq m

Garage = 128 sq ft / 11.8 sq m

Total = 1379 sq ft / 128 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). © nichcom 2024. Produced for McCarthy Holden. REF: 1096641







# 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).

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 3PS. 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 (67)

### Local Authority

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

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