

Kings Road, Fleet  
Four Bedroom Detached





## Kings Road, Fleet, Hampshire, GU51 3AS

### Property

Built in the 1920's, situated on the popular Kings Road in Fleet, this immaculately presented detached family 4 bedroom home offers a seamless blend of modern elegance with traditional features. The current owners have continued to update this home with several renovations, including adding the conservatory, replacing the kitchen, replacing the windows and much more. The home has great potential for adding a fifth bedroom and a loft conversion. There is also a large driveway that can fit several cars and a gated in garage.

### Ground Floor

Upon entering the home, you are welcomed by a spacious and inviting entrance hall that sets the tone for the rest of the property. To the left, you will find the formal dining and living areas, both bathed in natural light from large windows at the front of the home. The living room features a charming log burning stove as its focal point and opens through generous French doors into a full-width conservatory, a perfect space for relaxing or entertaining while enjoying views of the garden.

The remainder of the ground floor features a bright and open-plan layout, designed with modern family living in mind. At the heart of the space is a large, contemporary kitchen that wraps around the wall, offering an abundance of counter space and storage. This seamlessly flows into a breakfast bar nook, with access to a versatile utility room that also doubles as a study. Continuing through the open layout, the space extends into a generous family room.

### First Floor

Upstairs, the home offers four well-proportioned double bedrooms, with the potential to create a fifth if desired. Each room benefits from large windows, filling the space with natural light and enhancing the airy feel throughout. The principal bedroom features its own en suite bathroom and a private dressing room. A stylish family bathroom serves the remaining bedrooms, completing the upper level of this spacious and versatile home.

### Outside

The property boasts an impressive and beautifully maintained garden. Stepping out from the conservatory, you are welcomed by a wraparound patio that extends across the rear of the home. From here, steps lead down to a second paved seating area, ideal for relaxing in the sun. Beyond this, a generous lawn stretches out, bordered by mature shrubs and greenery that provide a natural sense of privacy and seclusion.

### Location

Kings Road is situated just off Fleet Road. 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, excellent schools for all age groups, churches of various denominations and various health care services. The Train Station is a 1 mile walk and the Town Centre is a 0.7 mile walk.



















































































































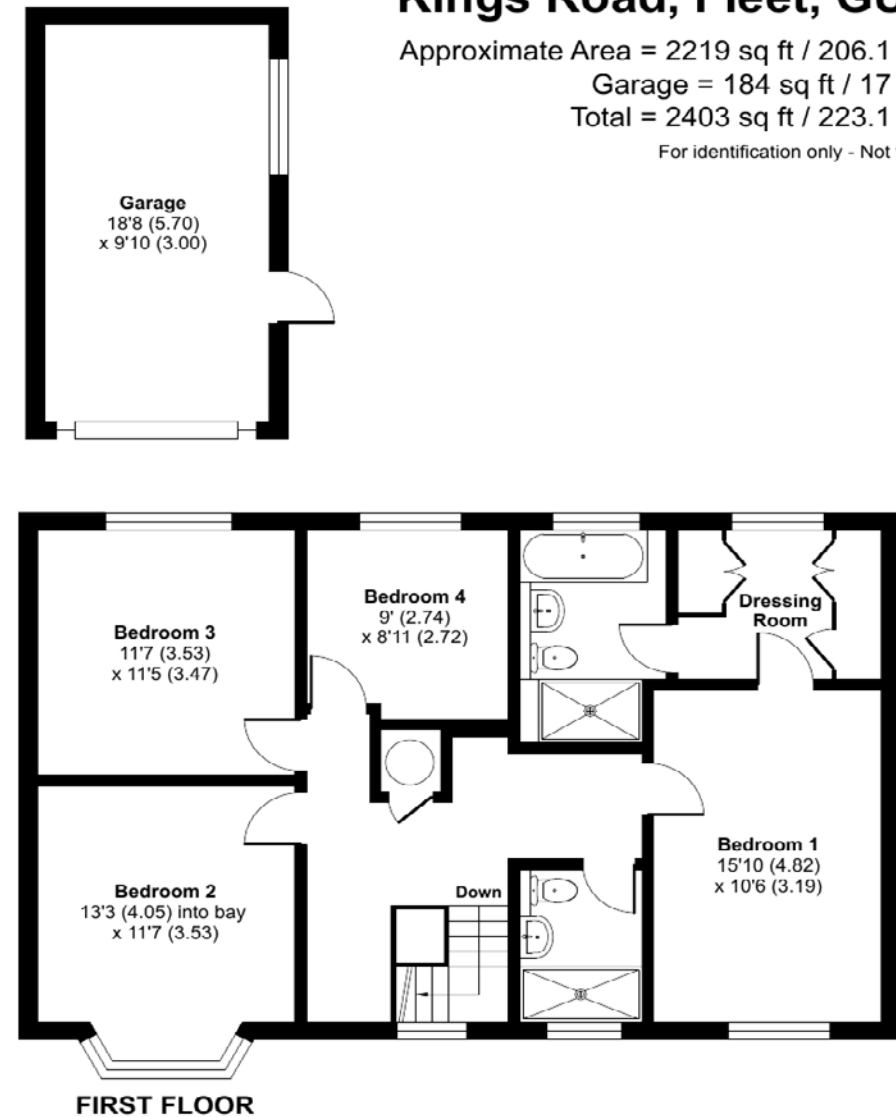
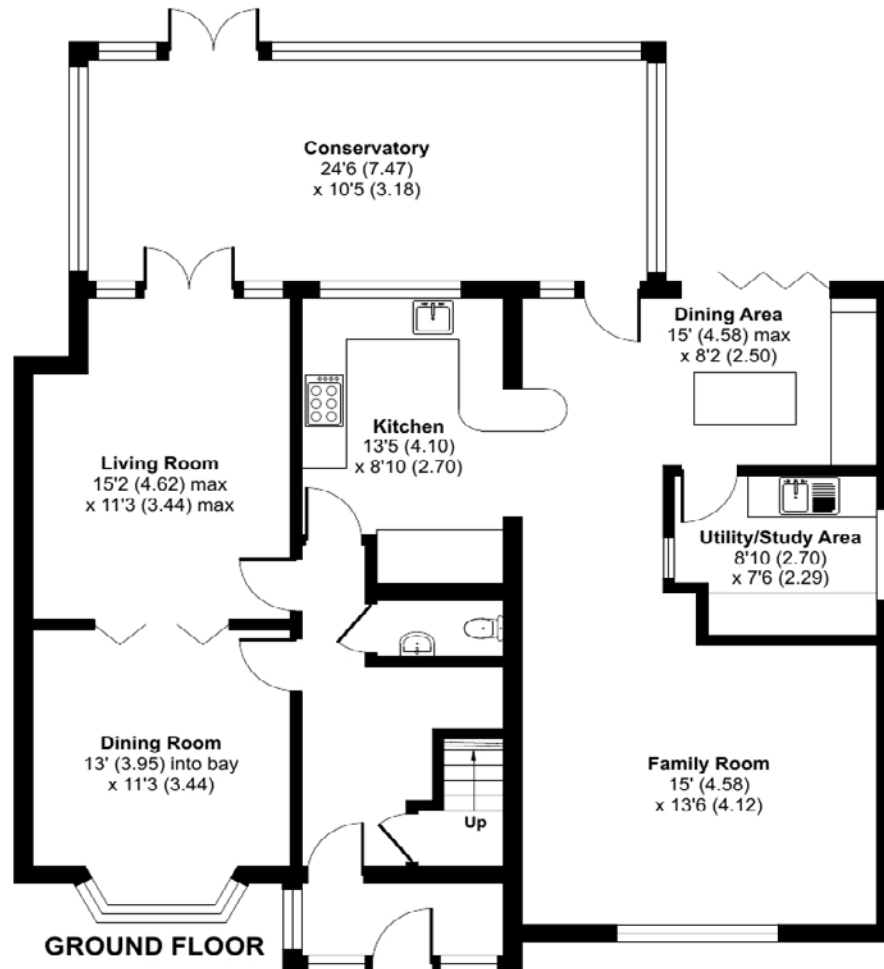
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Approximate Area = 2219 sq ft / 206.1 sq m

Garage = 184 sq ft / 17 sq m

Total = 2403 sq ft / 223.1 sq m

For identification only - Not to scale





# 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

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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 - C (70)  
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 3AS

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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