

Albany Road, Fleet
Four Bedroom Semi-Detached Property



Albany Road, Fleet, GU51 3LY

The Property

This Arts & Crafts house was built approximately 125 years ago and divided in the 1970's and offers over 3000 sq ft of accommodation. We are delighted to bring to the market this beautiful, family home. Situated in the desirable Albany Road, this property is in close proximity to Fleet town centre, Fleet mainline train station, several schools and multiple woodland areas. The home is spread over three floors and there are four bedrooms and two bathrooms. The plot is a good size which enables a sizeable driveway and garden.

Ground Floor

The property creates a welcoming impression upon entering the house. The spacious and elegant entrance hall gives access to the main reception rooms and naturally leads onto the superb kitchen breakfast room which is of impeccable design. There are a full range of kitchen cabinets plus a breakfast area, all of which are complimented by attractive wood flooring. The kitchen leads into an impressive conservatory which has oak flooring, under floor heating and doors which open onto the rear garden.

The heart of the home is the impressive living room, with half wood panelled walls and a magnificent Inglenook fireplace which has a central stone chimney breast with windows either side.

The dining room is beautiful; its size lends itself perfectly for entertaining and can accommodate a large family table. This delightful room also has a beamed ceiling, half wood panelled walls and a lovely built in storage cupboard. A cloakroom and utility area complete the ground floor accommodation.

First Floor

The upstairs accommodation is as equally impressive as the ground floor and is laid out over two floors. The first floor features a large double bedroom with views over the rear garden. The bedroom area itself is spacious and has a separate dressing area with built in wardrobes and cupboard space. There is a further bedroom on the first floor with access to an eaves room which could be used as a guest bedroom or occasional room. There is a luxury bathroom which incorporates a stylish bath, a separate shower, a heated mirror, and heated flooring.

Second Floor

Stairs from the first floor lead to bedrooms three and four; both are spacious with views over the garden. A shower room completes the accommodation to the second floor.

Outstanding

The property is approached via an attractive driveway which provides off road parking for numerous vehicles. There is a garage which has

the additional benefits of power and lighting and a side door which gives access to the conservatory. The gardens are an absolute delight as they enjoy a southerly aspect and are well stocked with an abundance of mature shrubs and trees. To the side of the house is a large terrace that provides the ideal location for relaxation or summer dining. The large expanse of lawn is enclosed on all sides creating a high level of seclusion and privacy.

Location

Albany 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.































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Approximate Area = 3055 sq ft / 283.8 sq m

Limited Use Area(s) = 9 sq ft / 0.8 sq m

Garage = 261 sq ft / 24.2 sq m

Total = 3325 sq ft / 308.8 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics.com 2024. Produced for McCarthy Holden. REF: 1086165



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 3LY. 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 - E (50)

Local Authority

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

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