Clarence Road, Fleet Four Bedroom Detached Character Home



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Clarence Road, Fleet, Hampshire, GU51 3RY

The Property

Situated within close proximity to Fleet town centre, this attractive, double fronted four bedroom family home, built in 1897 offers spacious family accommodation with further potential to extend. The property has received planning consent for a ground floor kitchen extension.

Particular highlights of the property include multiple open fireplaces, an attractive enclosed rear garden, garage and driveway parking.

Ground Floor

The accommodation on the ground floor comprises of entrance hallway, living room dining room, family room, kitchen with an extensive range of built in appliances, utility room and separate WC.

First Floor

The property offers four bedrooms with the main bedroom enjoying an en-suite and built in furniture. The first-floor accommodation is finished with a family bathroom.

Outside

A particular feature of the property is the attractive rear garden which is mainly laid to lawn and also enjoys a large patio area ideal for al fresco dining and large purpose built insulated garden office with power and double glazing.

The property offers driveway parking leading to a detached garage.

Location

The property is located in the heart of Fleet town centre. 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

Tax Band is E and the local council is Hart

















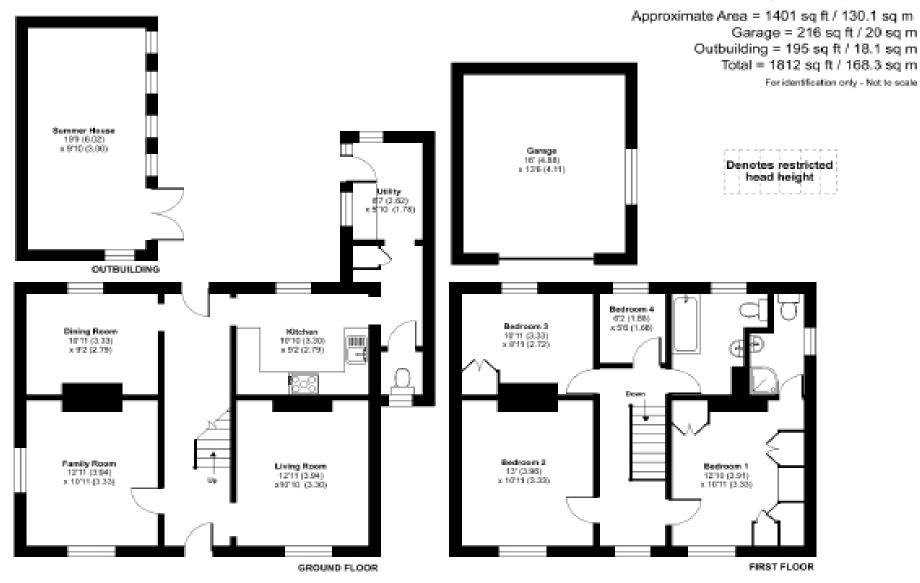








Clarence Road, Fleet, GU51



Place plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential). 6-stdnecom 2025. Produced for McCarthy Holdon. REF: 1254264

Places of interest

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



Fleet Pond



Basingstoke Canal



Rail Line/Fleet Pond



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.

Services & Material Information	
Water – Mains	Materials used in construction - Brick, Timber Framed, Tiled roofs
Drainage - Mains	EPC -
Gas – Mains	Broadband Checker - <u>https://www.openreach.com/fibre-broadband</u>
Electric – Mains	Mobile Signal - Unknown, depends on carrier
Heating – Gas Central Heating	To check broadband and mobile availability please visit: <u>https://checker.ofcom.org.</u>
	<u>uk/</u>

Directions - Postcode GU51 3RY

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 E



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