

Emerald Avenue
Five Bedroom Luxury Home



40 Emerald Avenue, Fleet, GU51 5DG

The Property

This five bedroom beautifully presented luxury home is situated in a prime position on the Edenbrook development overlooking the nature reserve to the front.

Although quietly located, the property is ideally sited for local schools, leisure centre and is within a short walk of the local Country Park.

The property offers over 2,800 sq. ft. of beautifully presented accommodation allowing flexible family living.

Ground Floor

On the ground floor are the front aspect living room and family room, both with attractive bay windows.

To the rear is a stunning kitchen/breakfast/sitting room with doors opening onto the garden and tiled flooring throughout. The kitchen is fitted to a high specification with contemporary units incorporating a central island, oven, hob, extractor fan, fridge, freezer and dishwasher.

Additional ground floor accommodation includes a cloakroom and utility room.

First Floor

The five bedrooms and family bathroom are on the first floor.

Bedroom one has a dressing room and an en-suite bathroom with free standing shower. Bedroom two also benefits from an en-suite bathroom with free standing shower.

The remaining bedrooms are serviced by the family bathroom. All bathrooms are once again fitted to a high specification.

Outside

The attractive frontage is laid with gravel and there is a double garage with additional driveway parking. There is also additional parking close by which is ideal for visitors.

The enclosed and southerly aspect rear garden is beautifully landscaped with several seating areas, lawn, raised beds and a selection of attractive planting.

Additional Information

There is a service charge of £805.58 per annum.

Location

Edenbrook is ideally located for local amenities and is within easy access of both Fleet town centre and Fleet mainline railway station.

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































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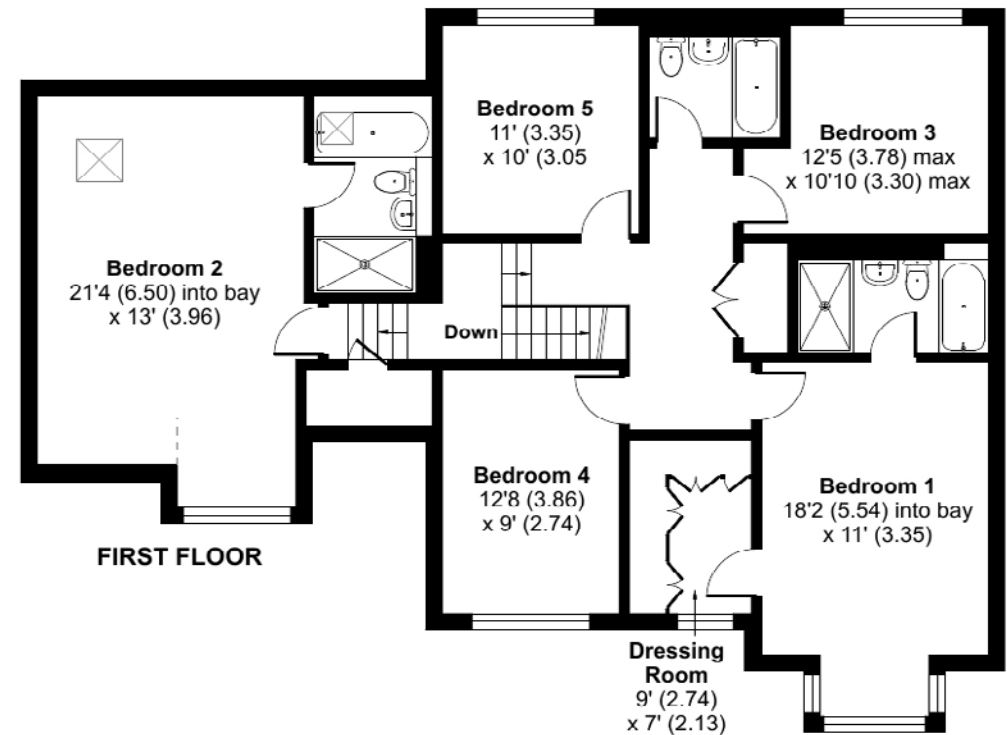
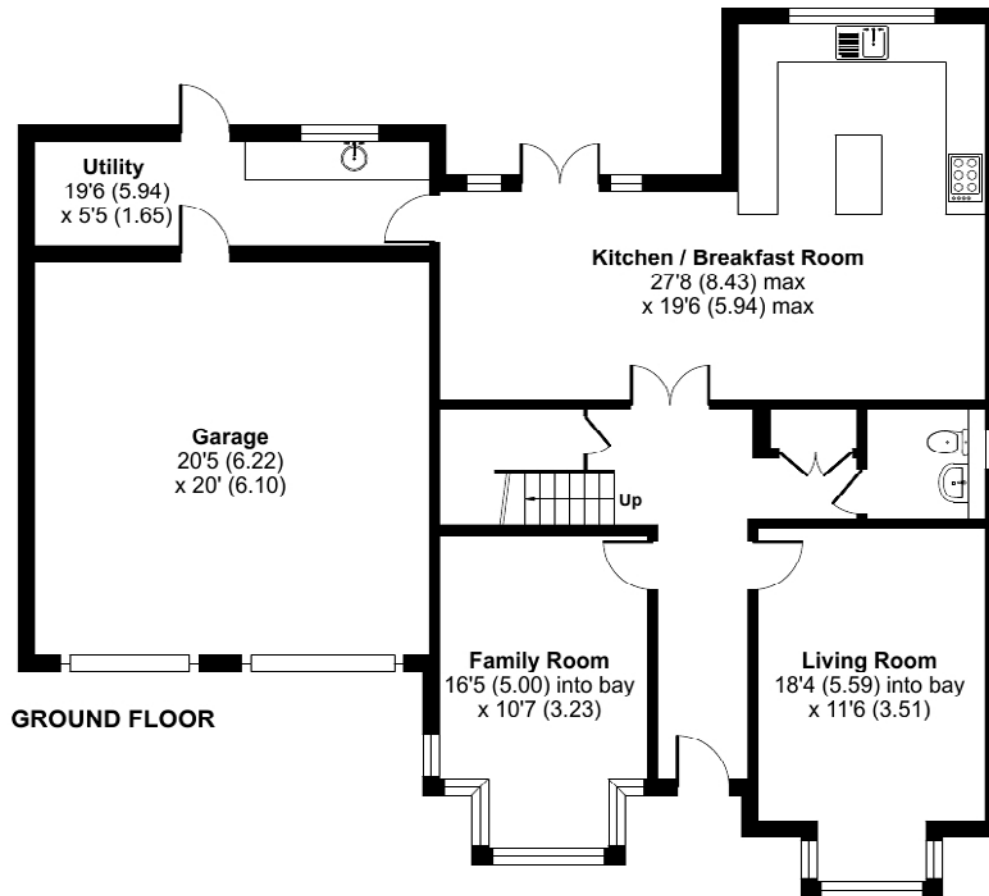
Approximate Area = 2808 sq ft / 260.8 sq m (includes garage)

Limited Use Area(s) = 18 sq ft / 1.6 sq m

Total = 2826 sq ft / 262.5 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). © nichecom 2023. Produced for McCarthy Holden. REF: 986315













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 5DG. 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 - B (85)

Local Authority

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

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