

Rounton Road Three Bedroom Detached Property



17 Rounton Road, Fleet, Hampshire, GU52 6HA

The Property

This attractive three bedroom detached house which is located in the Church Crookham area of Fleet has planning permission granted to add both a single and double storey extension to the property - Ref: 20/02467/HOU

Ground Floor

The property is presented in good decorative order with accommodation including entrance hallway with stairs to first floor and cloakroom.

There is a double aspect living room which is light and airy and has a log burning stove. An archway from the living room leads into the dining room which is rear aspect and has patio doors opening onto the garden.

The kitchen is fitted with a range of Shaker style eye and base level units and includes oven, hob, extractor fan and dishwasher.

There is a family room off the kitchen which also has a door opening onto the garden and a courtesy door into the garage.

First Floor

To the first floor are the three bedrooms and family bathroom which is fully tiled and is fitted with a white suite including a separate walk in shower in addition to the bath.

Outside

The front of the property is enclosed by hedging and is laid with lawn, shrubs and a gravel driveway leading to the single garage.

The rear garden is a particular feature of the property and is enclosed with a mixture of hedge and fencing. Mainly laid to lawn, there is also an area of patio immediately to the rear of the property which is ideal for entertaining as well as a large gravel area at the bottom of the garden where there is also a generous sized shed.

Location

The property is ideally located for local schools and amenities whilst being within easy access of Fleet town centre which offers comprehensive shopping and leisure facilities, an excellent choice of restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and health care services.

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.



















You are my sunshine, my only sunshine. You make me happy when skies are grey.
You'll never know dear how much I love you. Please don't take my sunshine away.





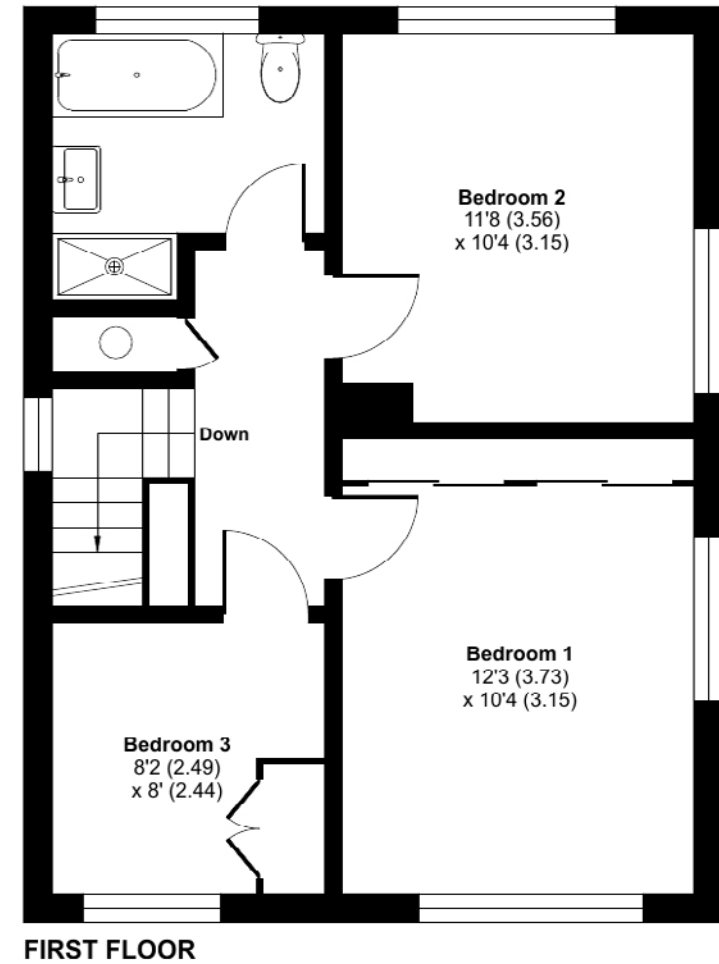
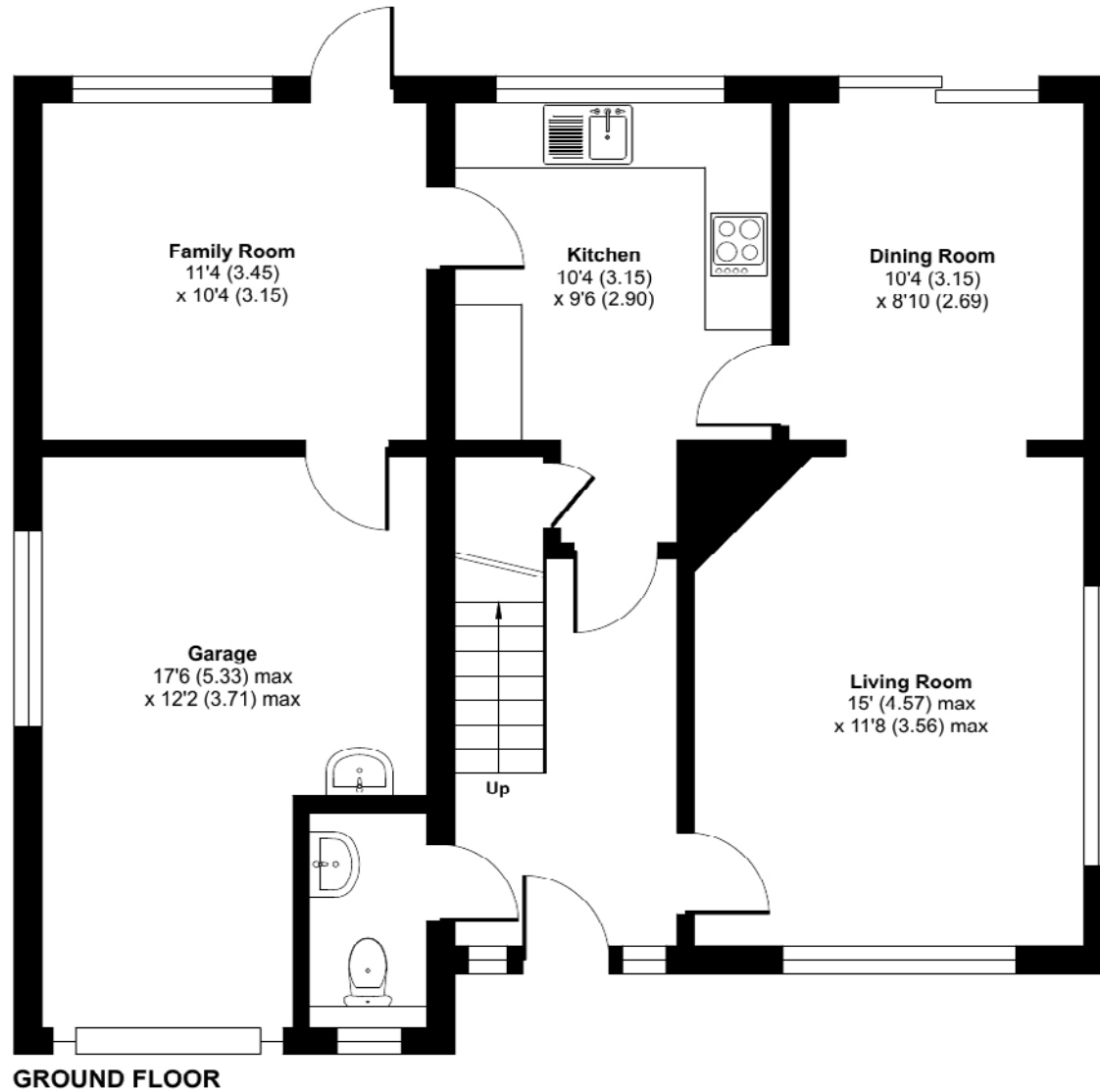




Rounton Road, Church Crookham, Fleet, GU52

Approximate Area = 1300 sq ft / 120.7 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for McCarthy Holden. REF: 1005226





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

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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 GU52 6HA. 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 - C (69)

Local Authority

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

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