



Well Presented Three Double Bedroom Property
Kingfishers, Fleet, Hampshire

An extremely well presented three bedroom detached family home offering light and airy accommodation over three floors, situated on the popular Edenbrook development close to the Country Park and Leisure Centre.

The ground floor benefits from underfloor heating and comprises of a tiled entrance hall with storage cupboard and cloakroom, living room with wood floor, feature ceiling and French doors to garden, separate study area, kitchen with fitted appliances (excluding

washing machine) and dining area with French doors to garden. On the first floor is the double aspect main bedroom with walk-in wardrobe and en-suite bathroom with separate walk-in shower. The top floor provides two further double bedrooms and family bathroom with fitted shower over the bath.

The attractive and enclosed rear garden has an area of patio, raised beds and area of lawn.

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.







DAD
of the
YEAR

















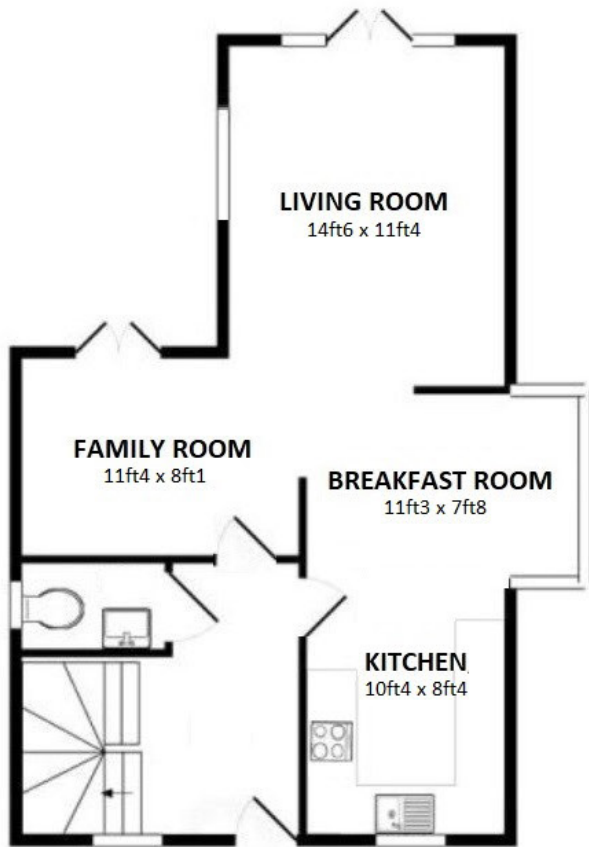








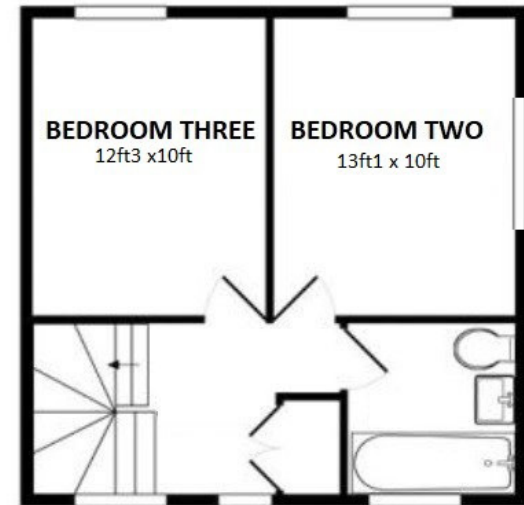




GROUND FLOOR
APPROX. FLOOR
AREA 551 SQ.FT.
(51.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 385 SQ.FT.
(35.8 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 385 SQ.FT.
(35.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1321 SQ.FT. (122.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Fixture and Fittings:

All items of fixture and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

Directions:

Postcode: GU51 5BS

Please contact McCarthy Holden for detailed directions

Viewing:

Telephone: 01252 620640
Email: fleet@mccarthyholden.co.uk

Services:

Mains electricity, water and drainage
Mains Gas and Underfloor Heating
EPC Rating - C (79)

Local Authority:

Hart District Council
Tel: 01252 622122
Council Tax Band - F

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Holden 