

Cedar Drive
Three Bedroom Detached Home



Cedar Drive, Fleet, Hampshire, GU51 3HD

The Property

An attractive three bedroom detached property with a good size rear garden located in the popular Pondtail area of Fleet.

Accommodation

There is a 20ft double aspect living room with French style doors to the rear garden. The dining room has views overlooking the garden. The kitchen is fitted with a range of white eye and base level units and includes a range of fitted appliances. A door from the kitchen gives access to the side of the property. There is also a re-fitted cloakroom off the hallway.

The three bedrooms and family bathroom are situated on the first floor, all of which are a good size.

Outside

The attractive rear garden is mainly laid to lawn with a patio area. There is a mixture of mature plants and shrubs.

To the front of the property is an area of lawn, garage and a large block paved driveway providing generous parking.

Location

The property is ideally located for local amenities and is within easy access of Fleet town centre with its comprehensive shopping and leisure facilities, good selection 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.

















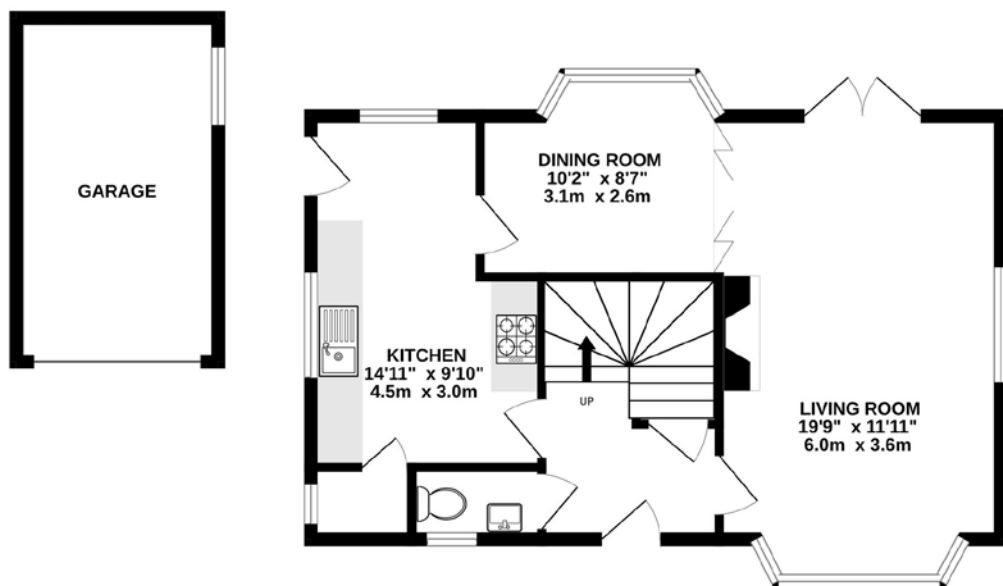




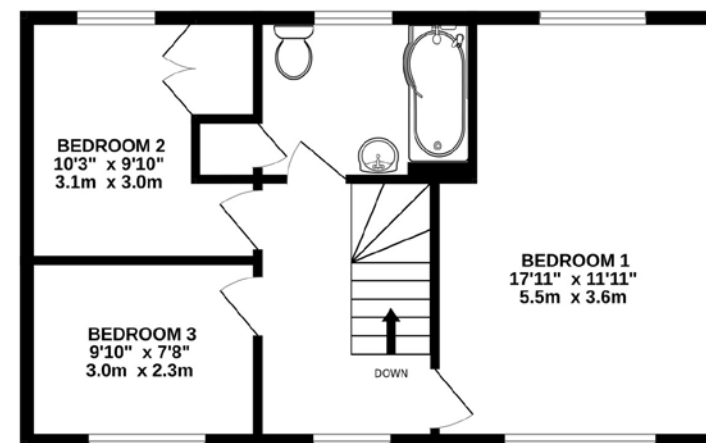




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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 2XY. 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 - D (63)

Local Authority

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

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