

# Cedar Drive Four Bedroom Bungalow



# 13 Cedar Drive, Fleet, Hampshire, GU51 3HD

## The Property

This four bedroom bungalow which is located in a popular residential road within the Pondtail area of Fleet is offered to the market with no onward. The property has been completely refurbished, offering spacious and contemporary living.

## Accommodation

All accommodation is accessed off the hallway including bedroom one which is front aspect and boasts a dressing room and an en-suite shower room. On the opposite side of the hallway are bedrooms three and four (which could be utilised as a study) which are serviced by the family bathroom which offers his and her sinks, wc, bath and separate shower cubicle. Bedroom two is rear aspect with French style doors opening onto the garden and a further en-suite shower room.

The living room is 24 ft. long and opens into the impressive kitchen/breakfast room (also 24 ft. long) with bi-fold doors opening onto the garden. There is also a large skylight which allows light to floor the room. The kitchen has been fitted with a white gloss eye and base level units with Quartz work surfaces over and a range of fitted appliances including oven, microwave, hob, extractor fan, fridge, freezer, wine cooler and dishwasher.

A convenient utility room leads off the kitchen with a further sink unit, floor mounted cupboards, washing machine and tumble dryer. A cloakroom is located to the rear of the utility room.

## Outside

The property is approached via a gravel driveway.

The rear garden has a patio laid immediately to the rear of the property with the remainder laid to lawn. The garden is enclosed with a generous selection of mature trees and shrubs.

## Location

Cedar Drive is located within easy access of Fleet town centre, Fleet mainline railway station and Fleet Pond/Nature Reserve.

Fleet town centre offers comprehensive shopping and leisure facilities, restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and various health care services.

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.















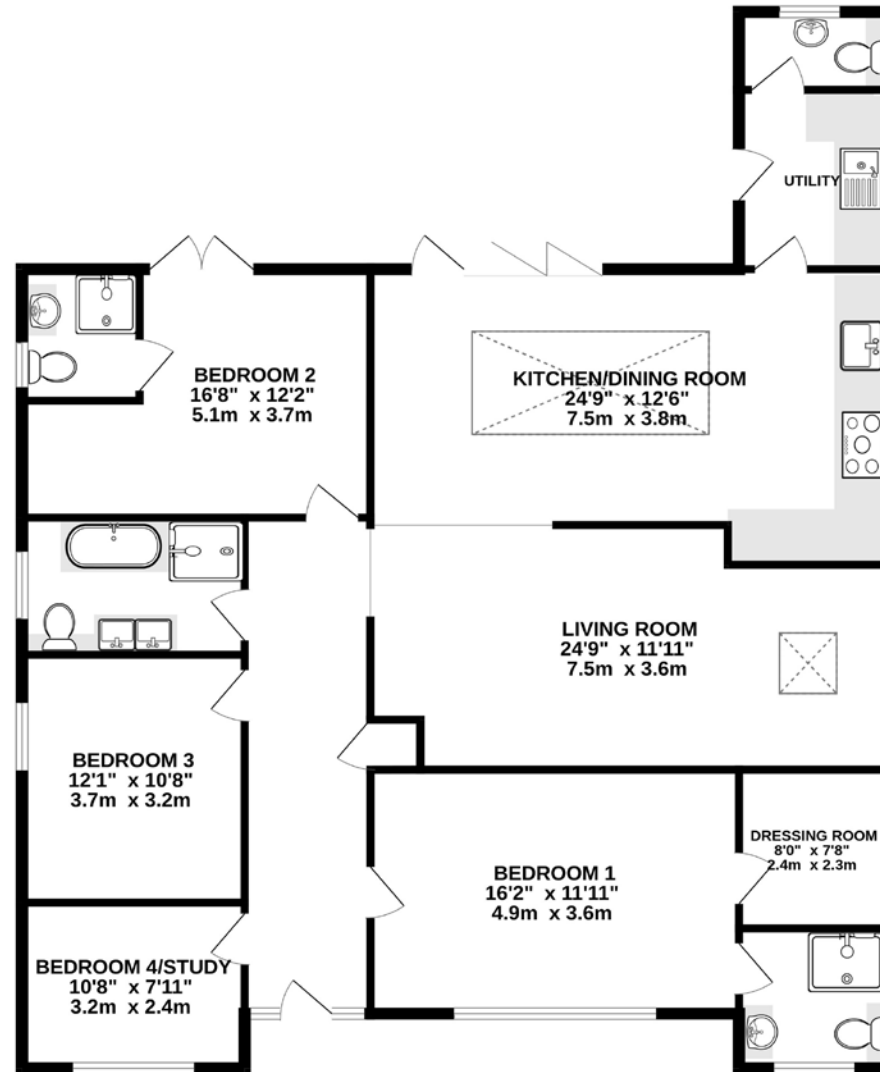








1738 sq.ft. (161.5 sq.m.) approx.



TOTAL FLOOR AREA: 1738 sq.ft. (161.5 sq.m.) approx.

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 is given as to their operability or efficiency.



# 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).

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.

Directions - Postcode GU51 3HD 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 (64)

### Local Authority

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

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