

Brookly Gardens, Fleet
Three Bedroom Detached Bungalow



Brookly Gardens, Fleet, Hampshire, GU51 3LL

The Property

A three bedroom detached bungalow in the popular Pondtail area of Fleet. The property would benefit from some updating and is offered to the market with no onward chain.

Accommodation

The entrance hallway has a convenient storage cupboard and doors to all rooms.

The double aspect living room is 19 ft. long and has a gas fire with surround. The dining room leads off the living room with a front aspect window and a door into the kitchen.

The kitchen is rear aspect and has a selection of white units plus a range of appliances including oven, hob, fridge, freezer and washing machine.

There are three bedrooms and a bathroom.

Outside

The property benefits from generous driveway parking leading to a detached garage. There is also an area of garden to the front which is laid mainly to lawn.

The generous rear garden is enclosed with panel fencing with a large expanse of lawn and paving. There is also a selection of planting.

Location

The Pondtail area of Fleet is a popular residential area close to Fleet Pond/Nature Reserve and Fleet mainline railway station.

Fleet town centre is close by and offers comprehensive shopping and leisure facilities, schools for all age groups, excellent selection of restaurants, bars and coffee shops, churches of various denominations and various 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.

















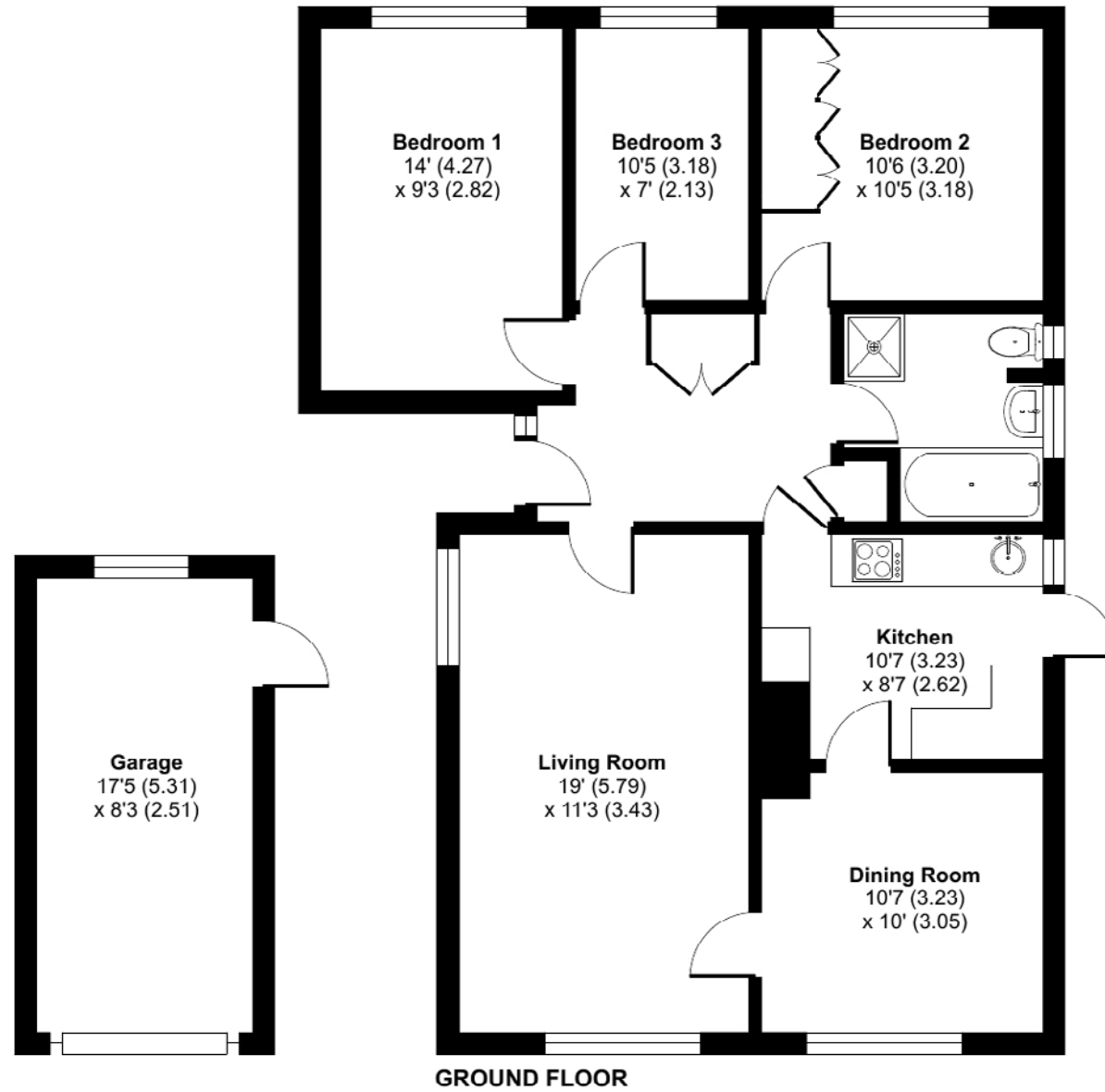
Brookly Gardens, Fleet, GU51

Approximate Area = 928 sq ft / 86.2 sq m

Garage = 146 sq ft / 13.5 sq m

Total = 1074 sq ft / 99.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for McCarthy Holden. REF: 1076218



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 3LL. 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.
xxxxxxCentral Heating
EPC Rating - xxxxxx

Local Authority

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

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