

Broom Acres Four Bedroom Detached Property



20 Broom Acres, Fleet, GU52 7UU

The Property

A four-bedroom family home in the popular Courtmoor area of Fleet, close to local schools and within easy access of Fleet town centre and Fleet mainline railway station.

The property is offered to the market with no onward chain and would benefit from some updating.

Ground Floor

There are three reception rooms including an 18 ft. living room with gas fire and surround plus double doors opening into the dining room which has patio doors to the garden. There is also a front aspect study and a cloakroom.

The kitchen is rear aspect and is fitted with wood effect units and includes oven, hob and extractor fan. There is a door giving side access plus a further door into the dining room.

First Floor

On the first floor are the four bedrooms and the family bathroom. Bedroom one has a range of built in wardrobes and an en-suite shower room.

Outside

To the front of the property is a block paved driveway leading to the garage which is set back from the house allowing off road parking for several vehicles. There is also a decorative tiered area of shingle.

The rear garden has a patio immediately to the rear of the house with raised flower beds and an area of lawn. The garden is enclosed with panel fencing and is laid with a mixture of shrubs and planting.

Location

Courtmoor is a highly sought after area of Fleet with schools for all age groups close by. It is also convenient for Fleet town and Fleet mainline railway station.

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, a good selection of restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and health care services.











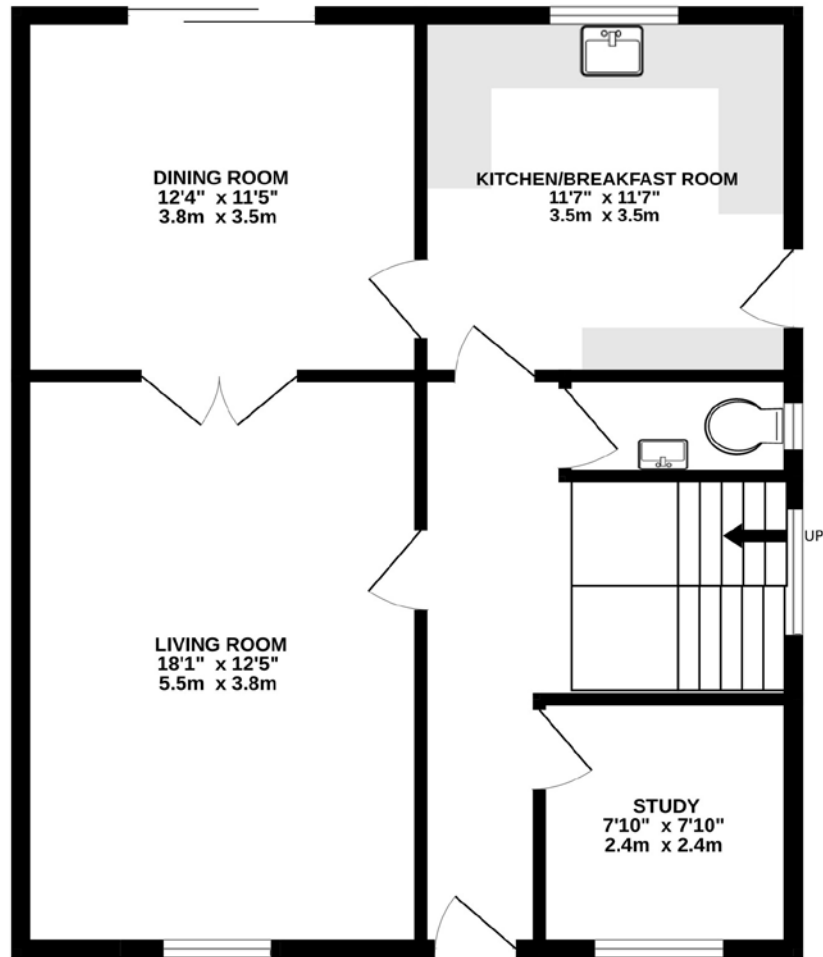




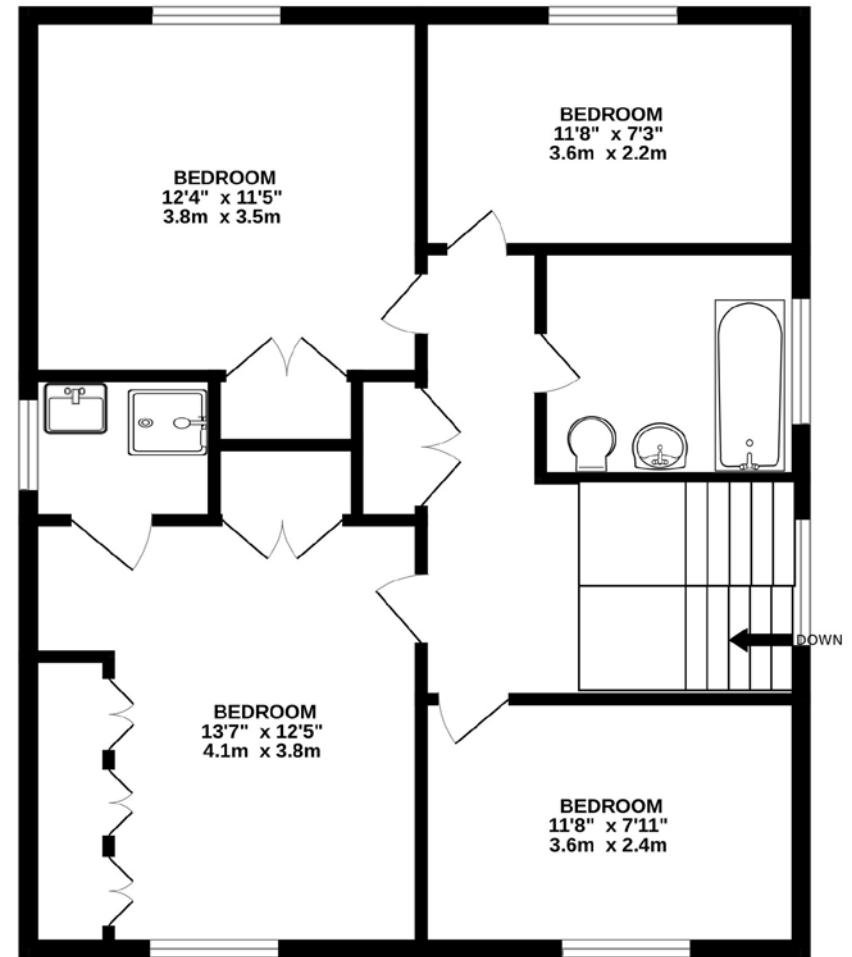




GROUND FLOOR



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.





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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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 GU52 7UU. 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 (77)

Local Authority

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

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