

Greenways, Fleet
Three Bedroom Semi-Detached House



Greenways, Fleet, Hampshire, GU52 7XG

The Property

This attractive looking three bedroom semi-detached property is situated in the popular Courtmoor area of Fleet, close to local schools and amenities whilst being within easy access of Fleet town centre with its extensive range of facilities.

Ground Floor

The entrance hall has a window to the side, stairs to the first floor with under stairs storage cupboard plus doors to the dining room and the kitchen.

The dining room is front aspect with a large bay window and double doors into the rear aspect living room. The living room has a gas fire (not in use) with a stone surround and patio doors opening onto the garden.

The kitchen has a range of cream wall and base mounted units with a selection of appliances including oven, hob, fridge, freezer and washing machine. There is a rear aspect window and a door giving access to the side of the property.

First Floor

On the first floor are the three bedrooms, bathroom and separate wc.

Outside

The property benefits from generous driveway parking with double gates which open to give access to the garage and the garden.

The enclosed garden is a particular feature of the property with its southerly facing aspect and its generous size. There is a patio area ideal for seating which is accessed from the living room patio doors. The remainder of the garden is laid with lawn and a mixture of shrubs and planting.

Location

Courtmoor is a favourable area of Fleet with its local amenities and schools for all age groups.

Fleet town centre offers comprehensive shopping and leisure facilities, an excellent choice of restaurants, bars and coffee shops, a further selection of schools, churches of various denominations and a wide range of 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.









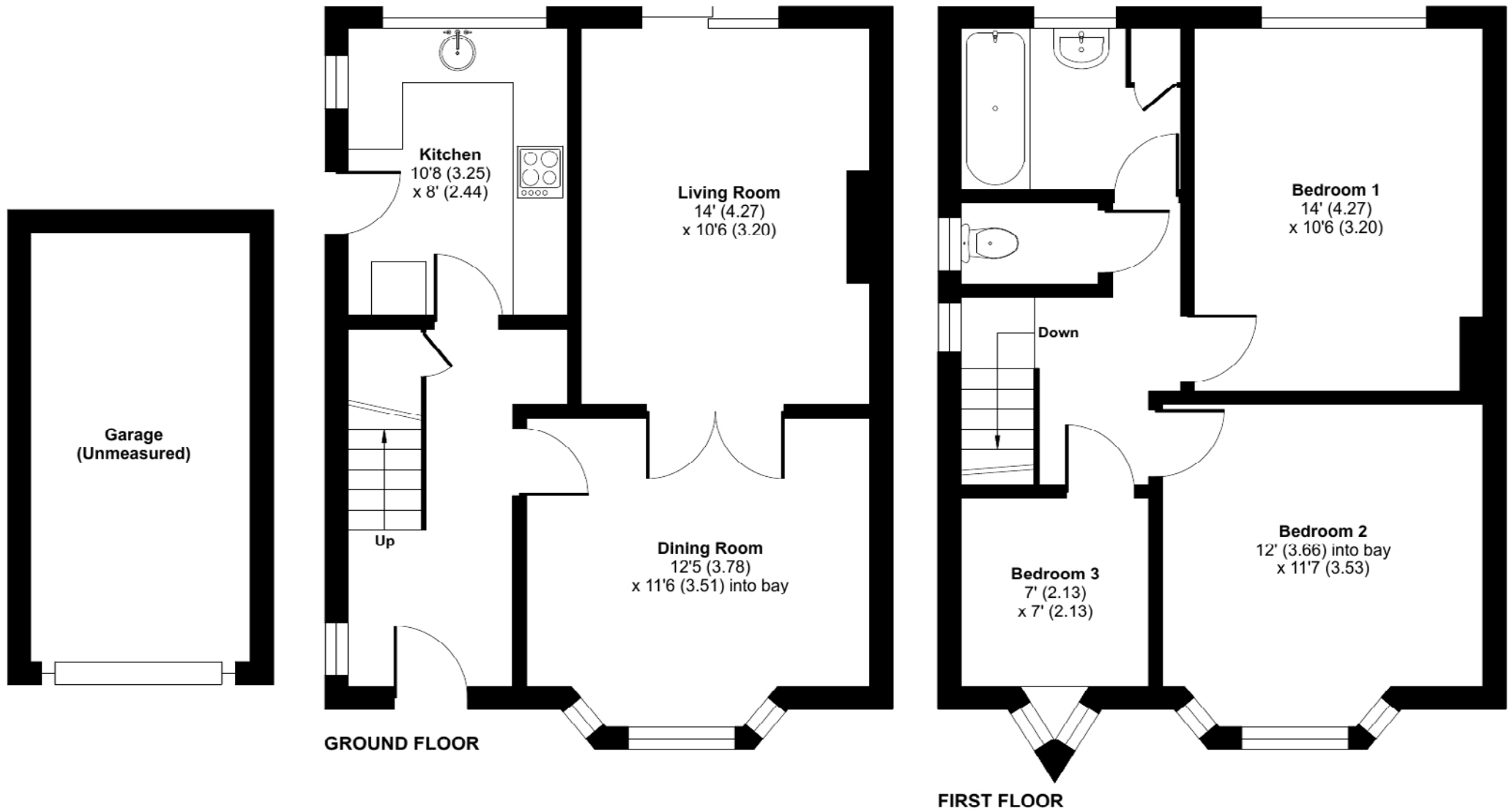




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Approximate Area = 952 sq ft / 88.4 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for McCarthy Holden. REF: 1077214



Places of interest

A selection of photographs showing various locations in and around Fleet are shown below.



Fleet Pond/Nature Reserve



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 GU52 7XG. 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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