



Four Bedroom Detached Property
Clarence Road, Fleet, GU51 3RZ

A well presented and extended four bedroom property situated close to Fleet town centre and within easy access of Fleet mainline railway station.

The lounge leads off the entrance hallway and features a bay window and a working fire with a floor to ceiling stone surround. The lounge opens into a large dining room with stairs to the first floor. A large kitchen/breakfast room lies to the rear of the property with a comprehensive range of wood effect units and built in oven, hob, extractor, dishwasher and washing machine. There is a cloakroom off the breakfast area and a study off the dining room which is fitted with a range of storage cupboards. To the first floor is the master bedroom with fitted wardrobe cupboards plus the additional three bedrooms and family bathroom.

Externally, there is driveway parking leading to the garage. The enclosed rear garden is south facing with a patio area and lawn.

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, schools for all age groups, churches of various denominations and various health care services.













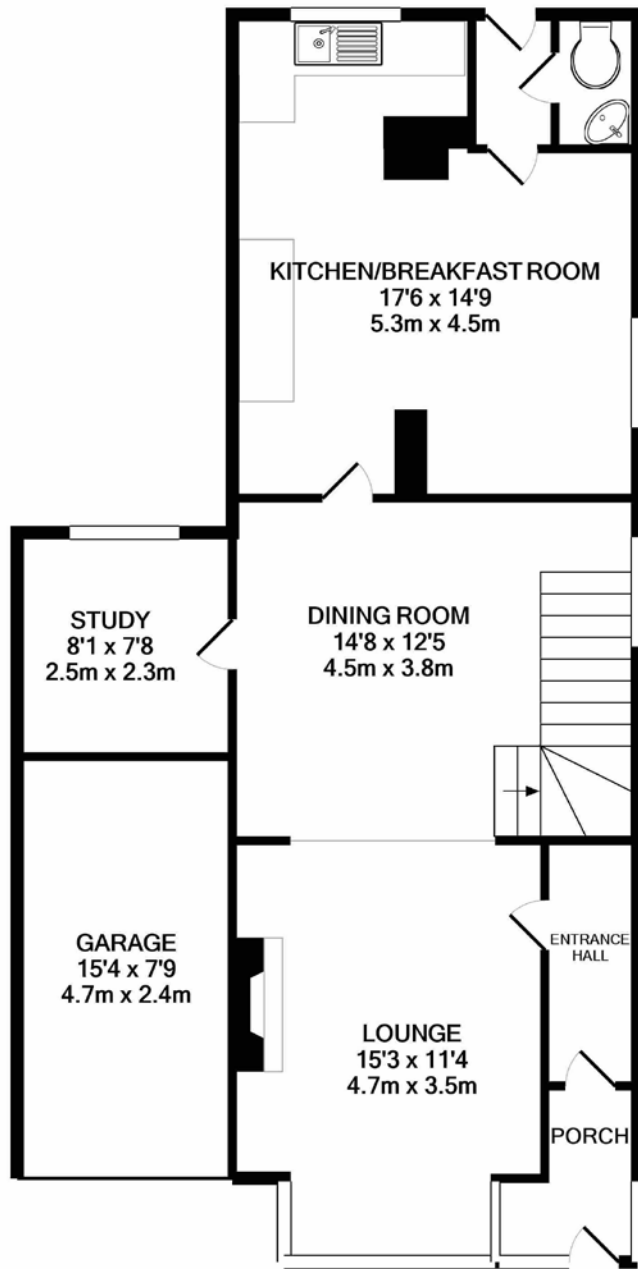




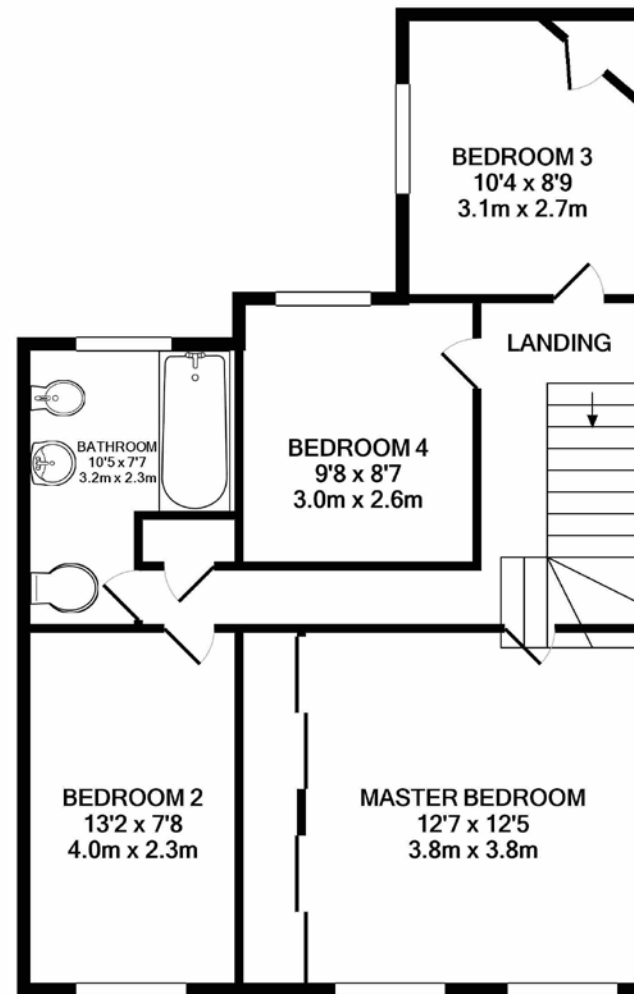








GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1444 SQ.FT. (134.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Fixture and Fittings:

All items of fixture and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

Directions:

Postcode: GU51 2RZ

Please contact McCarthy Holden for detailed directions

Viewing:

Telephone: 01252 620640
Email: fleet@mccarthyholden.co.uk

Services:

Mains electricity, water and drainage
Gas Central Heating
EPC Rating - D (62)

Local Authority:

Hart District Council
Tel: 01252 622122
Council Tax Band - E

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