

Church Grove, Fleet
Three Bedroom Detached Bungalow



Church Grove, Fleet, Hampshire, GU51 4LB

The Property

This well presented three double bedroom detached bungalow is located within the prestigious Blue Triangle area of Fleet, close to town centre amenities.

Accommodation

There is a cloakroom within the entrance hallway as well as doors into the living room and kitchen.

The living room is rear aspect with patio doors opening onto the garden. There is also a gas fire with attractive surround and an archway into the dining room.

The kitchen can be accessed from the dining room as well as the hallway and is fitted with a range of white modern gloss units and tiled flooring. A range of appliances are included comprising oven, hob, extractor fan, fridge, freezer and dishwasher.

A utility room leads off the kitchen and is also fitted with white units plus space for appliances.

There is an inner hallway off the living room from which all the bedrooms and the shower room can be accessed. Bedroom one has a range of fitted wardrobes and an archway leading into a dressing area. Bedrooms two and three also have fitted units.

The shower room has a large shower cubicle, vanity unit housing wash hand basin and a wc.

Outside

A particular feature of the property is the generous gravel driveway offering parking for several vehicles and a single garage which has been partly converted into an office.

There is access from the front to the rear of the property where the garden is arranged to the back and side. Laid with a mixture of lawn and paved areas, the garden is enclosed with panel fencing and has a mixture of shrubs and planting.

Location

The Blue Triangle area of Fleet is ideally situated for Fleet town centre with its extensive shopping and leisure facilities, restaurants, bars and coffee shops, infant, junior and senior schools and churches of various denominations.

Fleet mainline railway station is close by and offers services to London Waterloo from 43 minutes whilst Junction 4a of the M3 motorway is a short drive away.

The historic market town of Farnham and the picturesque villages of Hartley Wintney and Odiham are easily accessible.





















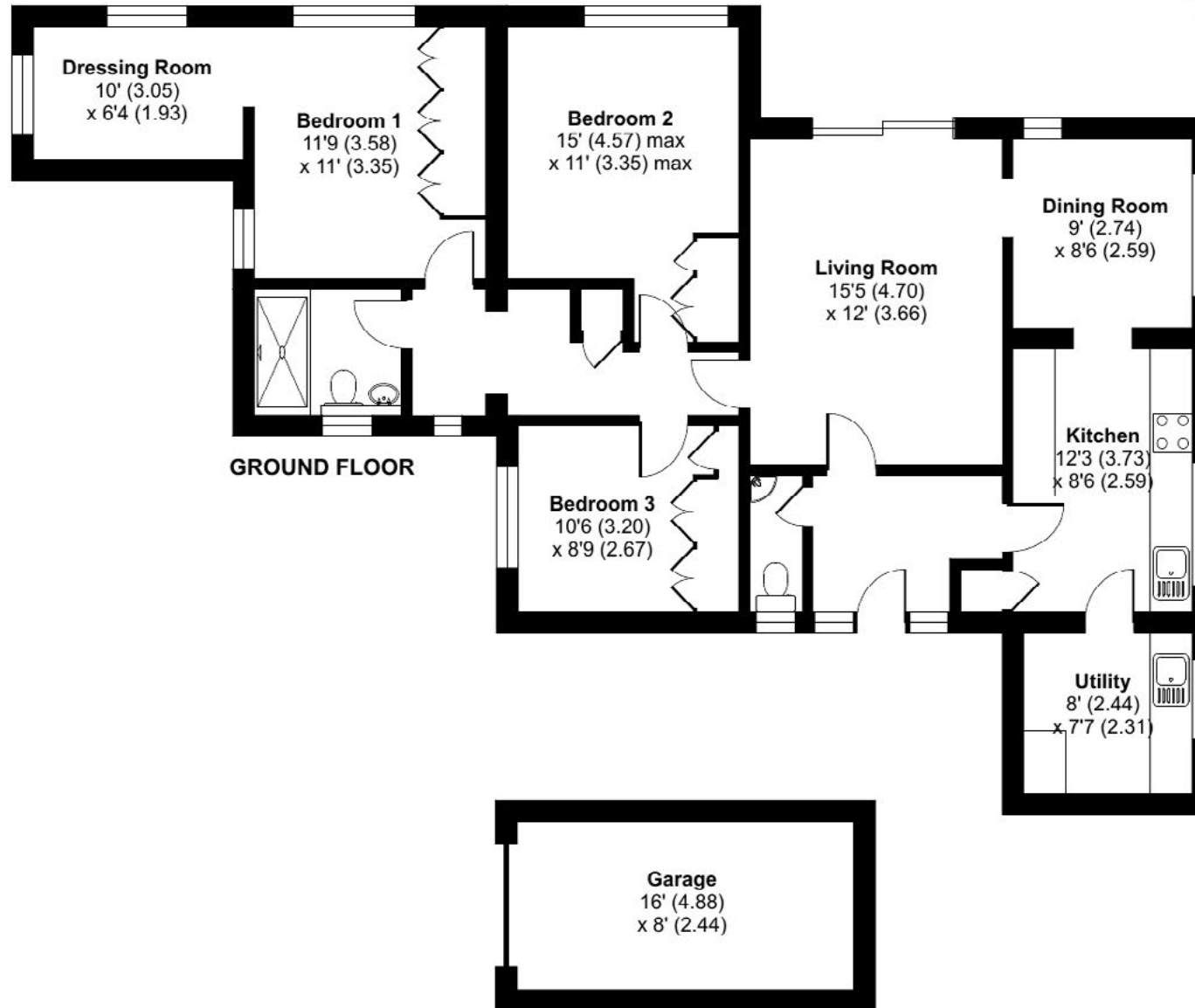
Church Grove, Fleet, GU51

Approximate Area = 1143 sq ft / 106.1 sq m

Garage = 128 sq ft / 11.8 sq m

Total = 1271 sq ft / 118 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). © nitchecom 2024. Produced for McCarthy Holden. REF: 1080426







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).

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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 GU51 4LB. 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 (65)

Local Authority

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

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