

East Hundreds
Five Bedroom Family Home



50 East Hundreds, Fleet, GU51 1HL

The Property

This beautifully presented five bedroom property is located on the ever popular Elvetham Heath development close to local schools and amenities.

Ground Floor

A particular feature of the property is the stunning refitted kitchen which has a large range of modern white gloss units, a particularly good size island and a selection of Neff appliances including ovens, hob, extractor and dishwasher.

The kitchen opens up into a light and airy dining area which has doors onto a patio, ideal for entertaining.

There is a good size living room with working gas fire and fireplace plus double doors giving further access into the kitchen.

There is also a conveniently located refitted cloakroom and the further benefit of underfloor heating on the ground floor.

First Floor

On the first floor are the five bedrooms and the family bathroom. Bedroom one has a dressing area and a refitted en-suite. Bedroom five is currently used as a study. The family bathroom has also been tastefully refitted.

Outside

To the front of the property is driveway parking and a single garage.

The enclosed south facing rear garden has a lovely seating area immediately to the rear of the property. The remainder is laid to lawn with pathway to the bottom of the garden.

Location

Elvetham Heath is a development with a wealth of amenities including a supermarket, primary school, church and public house. Various activities and facilities are enjoyed by the local community including a football pitch, cycling and running clubs.

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





































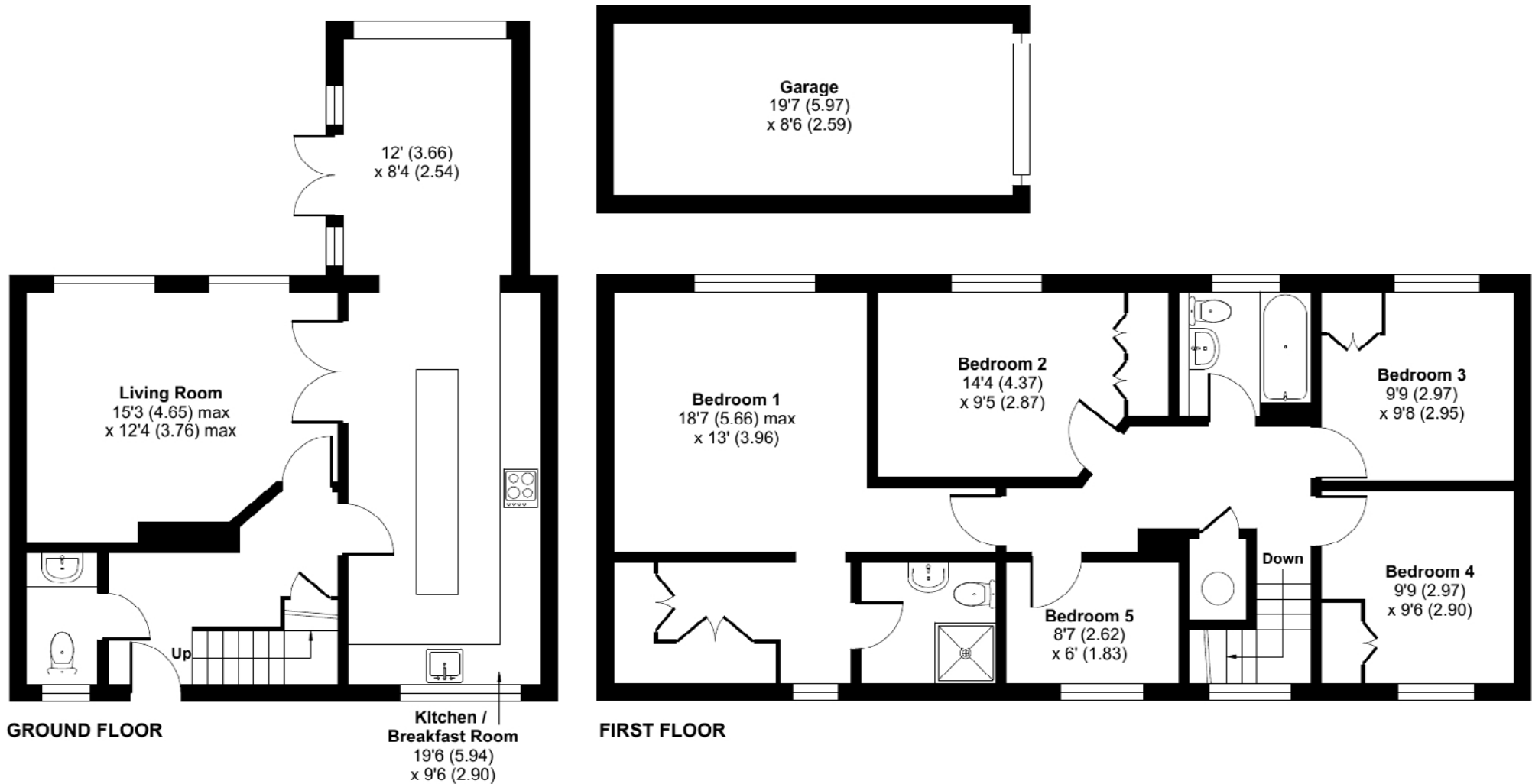
East Hundreds, Fleet, GU51

Approximate Area = 1451 sq ft / 134.7 sq m

Garage = 167 sq ft / 15.5 sq m

Total = 1618 sq ft / 150.3 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). © nichecom 2024. Produced for McCarthy Holden. REF: 1080604







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 1HL. 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 (75)

Local Authority

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

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