

Albany Close Three Bedroom Semi-Detached House



Albany Close, Fleet, GU51 3PY

The Property

This attractive three-bedroom semi-detached property sits in a convenient and popular area of Fleet with the benefit of being close to Fleet town centre and Fleet mainline railway station.

The property has been extended and modernised by the current owners to offer contemporary and versatile living accommodation.

Ground Floor

To the front of the property is a generous study with bay window plus a conveniently located shower room.

A particular feature of this family home is the extended kitchen/reception room which is located to the rear of the property. There are bi-fold doors and sky light windows making the room light and spacious. The kitchen area is fitted with an attractive and generous range of Shaker style units plus breakfast bar/island. There is also a utility room leading off the kitchen which give access to a store room which originally formed part of the garage.

Sliding doors from the reception room open onto a family room which is double aspect including a further set of bi-fold doors onto the garden.

First Floor

On the first floor are the three bedrooms and family bathroom.

Outside

To the front of the property is a large gravel driveway offering parking for several vehicles. There is also an area of garden and hedging.

The enclosed rear garden has a large patio immediately to the rear of the property which is accessed via both sets of bi-fold doors making it an ideal entertaining space. The remainder of the garden is laid with lawn and there is a further small seating area to the bottom of the garden.

Location

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.



















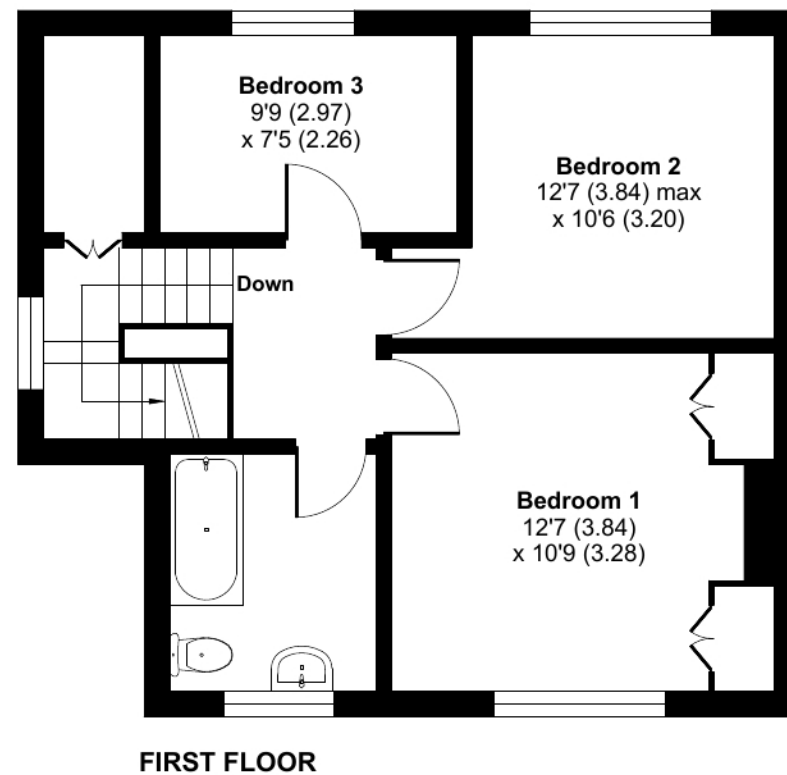
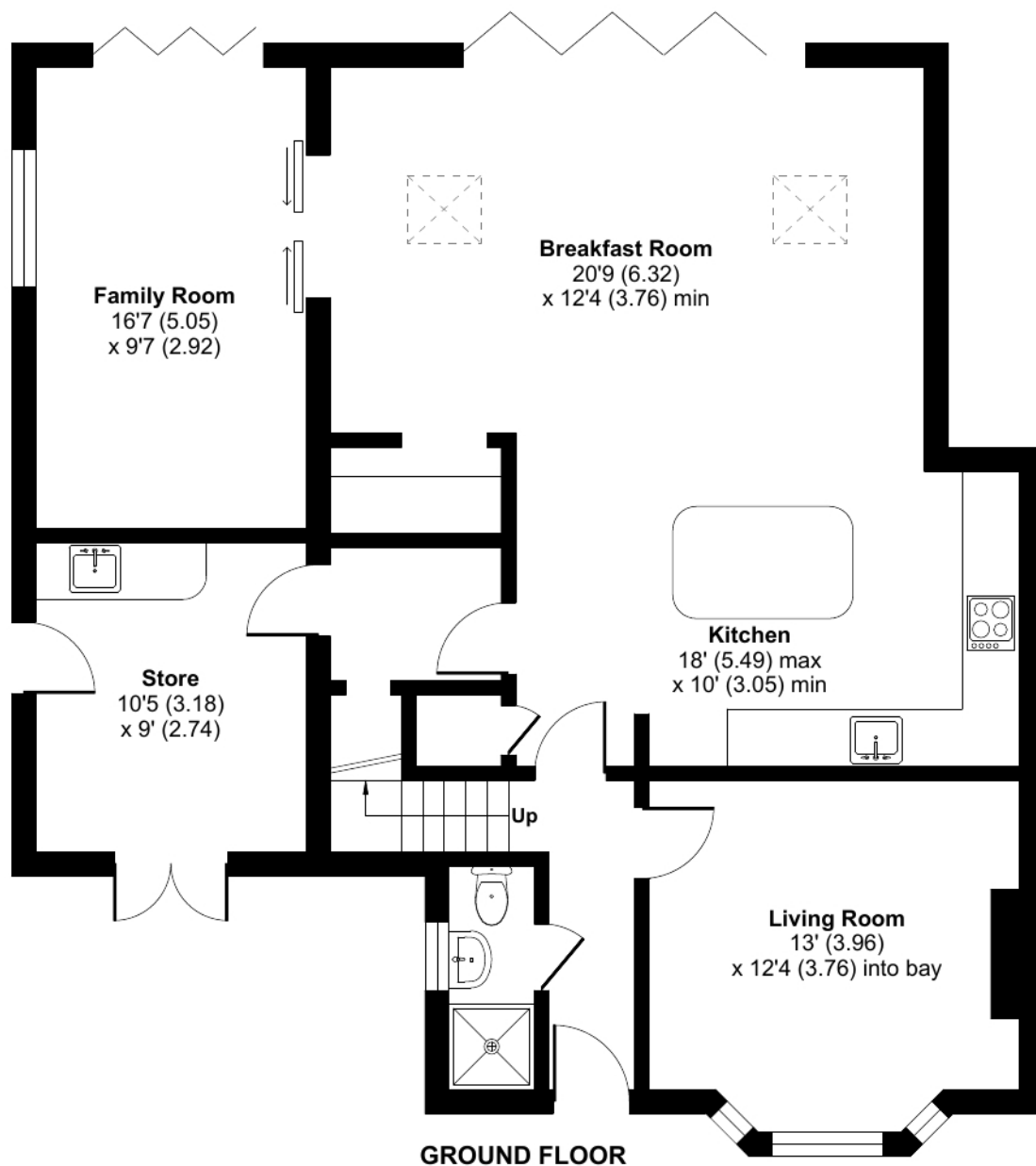




Albany Close, Fleet, GU51

Approximate Area = 1566 sq ft / 145.4 sq m

For identification only - Not to scale









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 3PY. 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 (72)

Local Authority

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

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