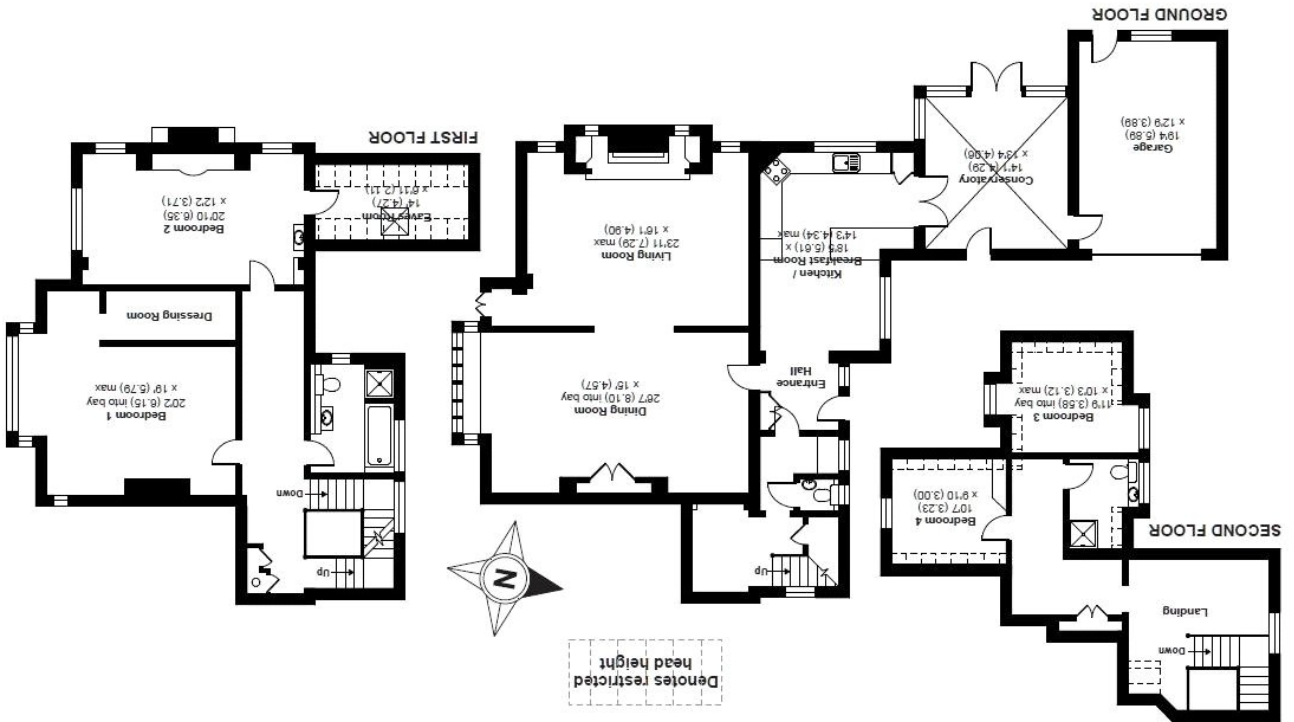


Whist every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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APPROX. GROSS INTERNAL FLOOR AREA 3245 SQ FT 301.4 SQ METRES (INCLUDES GARAGE & EXCLUDES RESTRICTED HEAD HEIGHT)

## Albany Road, Fleet, Hampshire, GU51



24 Albany Road,  
FLEET,  
Hampshire  
GU51 3LY

Price Guide:  
£770,000

McCarthy Holden is delighted to present to the market this impressive Arts & Crafts house, built by the Crosse and Blackwell family in 1900, and then divided in the 1970s. The property still has many of its original features including its impressive high ceilings creating a feeling of space and light, leaded windows, oak panelling, solid oak beams, a solid oak staircase and four working fireplaces.

The accommodation comprises two bedrooms and a bathroom to the second floor, two bedrooms and bathroom to the first floor with kitchen/breakfast room, dining/family room, living room, laundry area, cloakroom and conservatory to the ground floor.

Further benefits to the property include parking for several vehicles leading to a garage and a secluded southerly aspect rear garden.

Internal viewings of this property are highly recommended.

Fleet town centre is within a short distance offering extensive leisure and shopping facilities with Fleet mainline railway station (trains to London Waterloo from 40 minutes) and Junction 4a of the M3 motorway also being within easy access.

**Ground Floor Accommodation:** Entrance Hallway with solid oak front door - Kitchen/Breakfast Room with double aspect windows to front and side, hatch giving access to loft, a range of base and eye level units under a solid wood work surface, double stainless steel sink and drainer unit, space for free standing cooker, dishwasher and tumble dryer, tiled flooring, a solid wood seating area with storage, part glazed double doors leading to conservatory - Conservatory, an elegant hardwood and brick construction with oak flooring and under floor heating, French doors leading to the rear garden, door to garage and door to the front of the property - Dining/Family Area with a rear aspect impressive floor to ceiling oak framed window with a bench seating area, feature cupboard providing shelving space and further storage below, solid oak door to inner hall, archway through to living room - Living Room with double aspect windows to side and rear with a solid oak French style door leading to the rear garden, feature open Inglenook fireplace with limestone surround and granite hearth - Laundry Area with front aspect window, laminate work surface, space for washing machine, door leading to cloakroom, door to inner hallway - Cloakroom with front aspect window, low level wc, wash hand basin, part tiled walls - Inner Hallway with side aspect window, feature solid oak staircase with under stairs storage.

**First Floor Accommodation:** Wide landing with front aspect window, two recess storage cupboards housing hot water cylinder and laundry cupboard - Master Bedroom with double aspect windows to rear and side, feature working fireplace, dressing area providing a full range of hanging, shelving and cupboard space - Bedroom 2 with double aspect windows to sides and rear, feature brick working fireplace with two storage cupboards above providing shelving and hanging space, wash hand basin with vanity storage under, tiled splash back, door leading to eaves room - Eaves Room with Velux window overlooking the front of the property - Family Bathroom with double aspect windows to front and side, enclosed bath, fully tiled double shower cubicle with power shower, low level wc, wash hand basin with shelving beneath, wall mounted heated towel rail, heated mirror, tiled flooring with under floor heating.

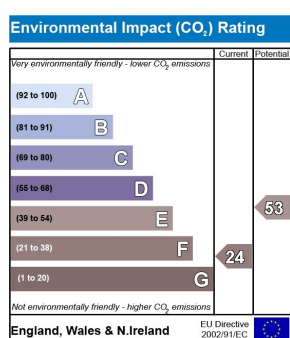
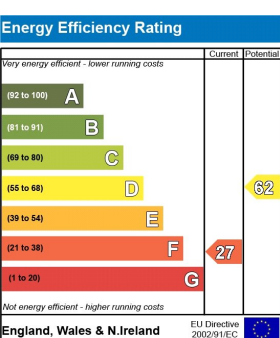
**Second Floor Accommodation:** Landing with front aspect window, hatch giving access to loft, built-in book storage area, recessed storage cupboard, brick feature working fireplace - Bedroom 3 with double aspect windows to front and rear, built-in single bed area with storage below, built-in seating area - Bedroom 4 with rear aspect window with built-in desk - Bathroom with front aspect window, low level wc, wash hand basin with vanity storage beneath, separate fully tiled shower cubicle, fully tiled walls, tiled flooring.

**Rear Garden:** This wraparound southerly aspect rear garden is enclosed by panel fencing with a mixture of stock and shrub borders with the remainder being predominately laid to lawn with a large patio area immediately to the rear of conservatory suitable for seating, side courtesy gate leading to the front of the property, log storage area, compost area, shed.

**To the front:** The property is approached via a five bar gate leading to a large gravel area providing parking for several vehicles, enclosed by panel fencing and hedge bordering.

**Garage:** Up and over door, power and light, eaves storage space, door to conservatory, rear aspect window and door leading to rear garden.

**Directions:** From the Fleet office of McCarthy Holden turn left onto Fleet Road and at the first set of traffic lights turn right into Kings Road. Take the 4th turning on the right into Albany Road where the property can be found on the left hand side just before Russetts Drive.



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