

The Avenue, Fleet,  
Four Bedroom Chalet Bungalow



# The Avenue, Fleet, GU51 4DL

## The Property

Situated within the sought after Blue Triangle area of Fleet, this beautifully presented four-bedroom detached home is offered to the market with spacious and flexible accommodation throughout. Benefits to this property include a 25ft living room, double garage with ample driveway parking, plot measuring just under half an acre and located within close proximity of Fleet High Street and mainline station.

## Ground Floor

The ground floor offers wonderful living space with a 25ft living room that opens out on to a balcony, a re-fitted kitchen/breakfast room, a dining room, a study, a spacious main bedroom with built-in wardrobes and an en-suite, plus three further bedrooms and a bathroom. Off the hallway is a staircase which leads to the lower ground floor.

## Lower Ground Floor

The lower ground floor offers an extra family/reception room and utility room which has direct access to outside.

## Outside

The front of the property is approached via the vast driveway which provides ample parking and leads to a double garage.

The rear garden boasts a lovely patio with area of grass that is bordered with an arrangement of shrubs and mature trees.

## Location

The Blue Triangle is a highly desirable area of Fleet which has excellent commuter links by both rail and road. Fleet train station is a short walk from the property. 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. Towns such as Basingstoke, Guildford and Reading are all within 20 miles whilst the historic market town of Farnham and the picturesque villages of Hartley Wintney and Odiham are a short drive away. Heathrow Airport is about 28 miles and Farnborough Airport is about 5 miles distant. Private aircraft facilities are also available at Blackbushe Airport (about 5 miles).













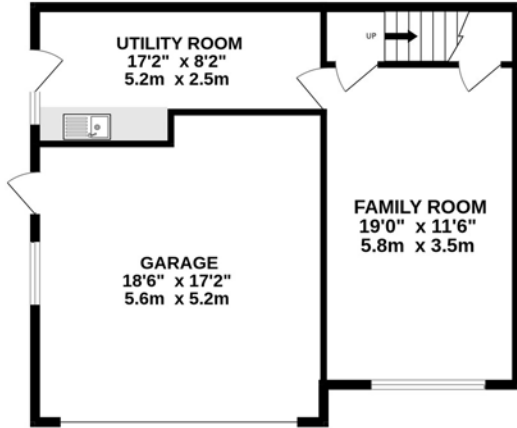




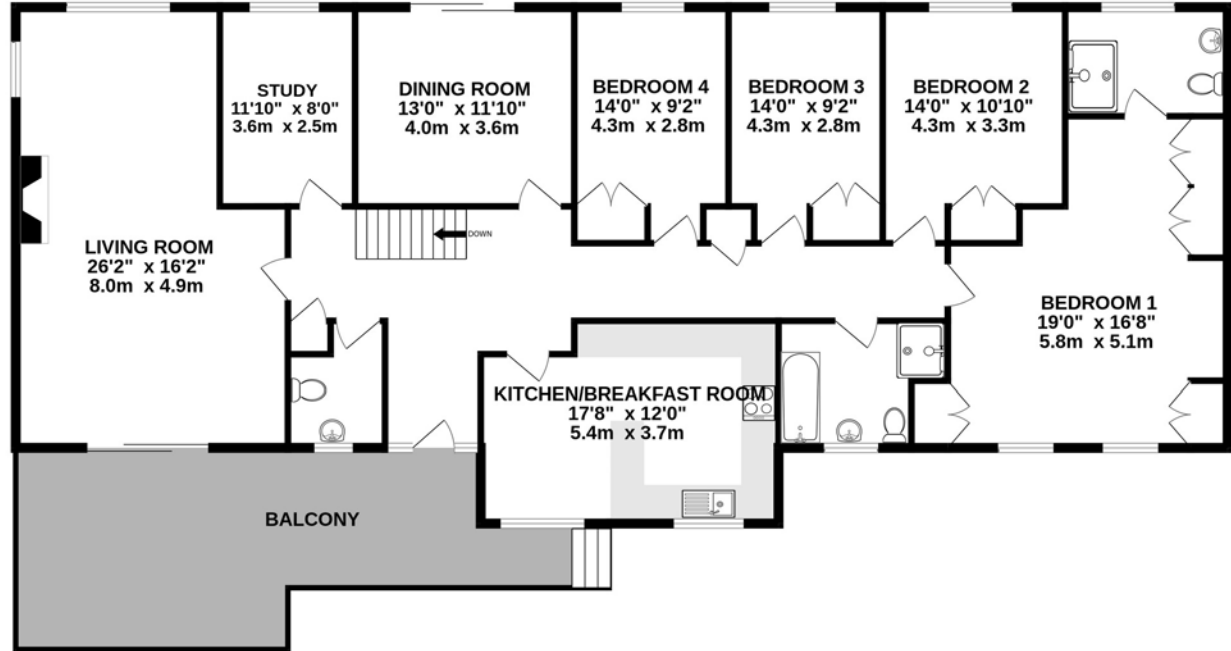




LOWER GROUND FLOOR



GROUND FLOOR



TOTAL FLOOR AREA : 2622sq.ft. (243.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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# 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 4DL 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 (71)

### Local Authority

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

McCarthy  
Holden 

[www.mccarthyholden.co.uk](http://www.mccarthyholden.co.uk)