

Falconer Road, Elvetham Heath  
Two Bedroom End of Terrace



# Falconer Road, Elvetham Heath, Fleet, GU51 1LE

## The Property

Built only 18 years ago, we are delighted to bring to the market this modern two bedroom, end of terrace house in the sought-after area of Elvetham Heath.

## Ground Floor

Upon entry to the property is an entrance hallway with downstairs cloakroom. You are then greeted with the well-presented living room which is finished with light wood laminate flooring and off-white painted walls making the room feel bright and airy. Through to the rear of the property is the kitchen/diner. The kitchen has several eye and base level units with integrated appliances and there is space for a dining table and chairs. There is a large sliding door which opens out on to the private rear garden which is south facing.

## First Floor

Upstairs you have two double bedrooms and a family bathroom; all finished to a good standard.

## Outside

To the rear of the property is the enclosed, private and south facing garden. There is a decking area perfect for alfresco dining, an area of shingle and a garden shed for storage. The side gate leads out to the parking area where there are two allocated parking spaces for this property.

## 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.

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).





















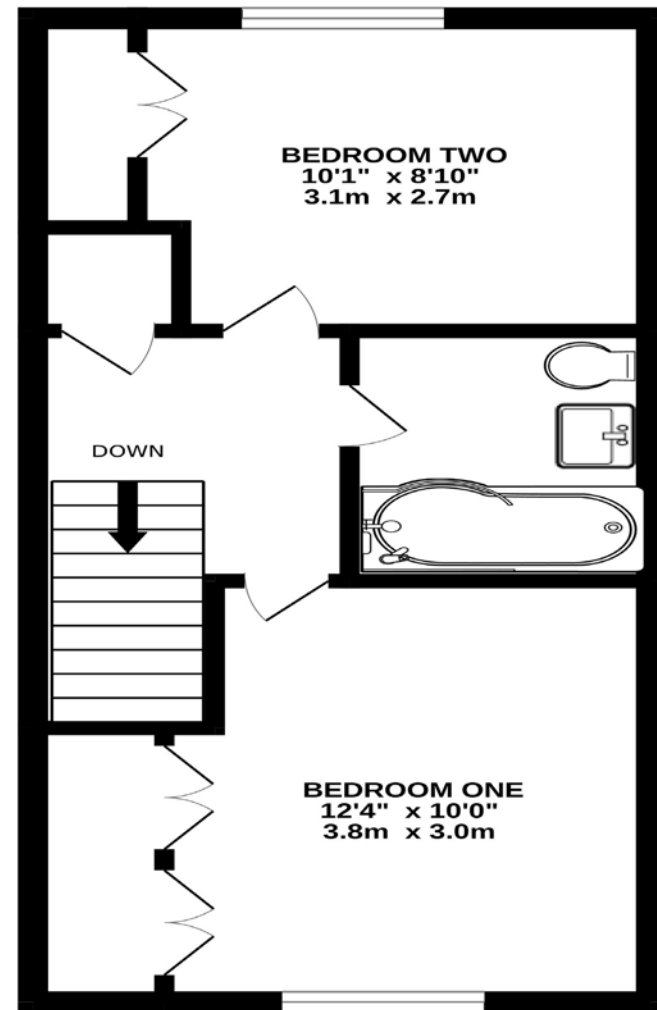
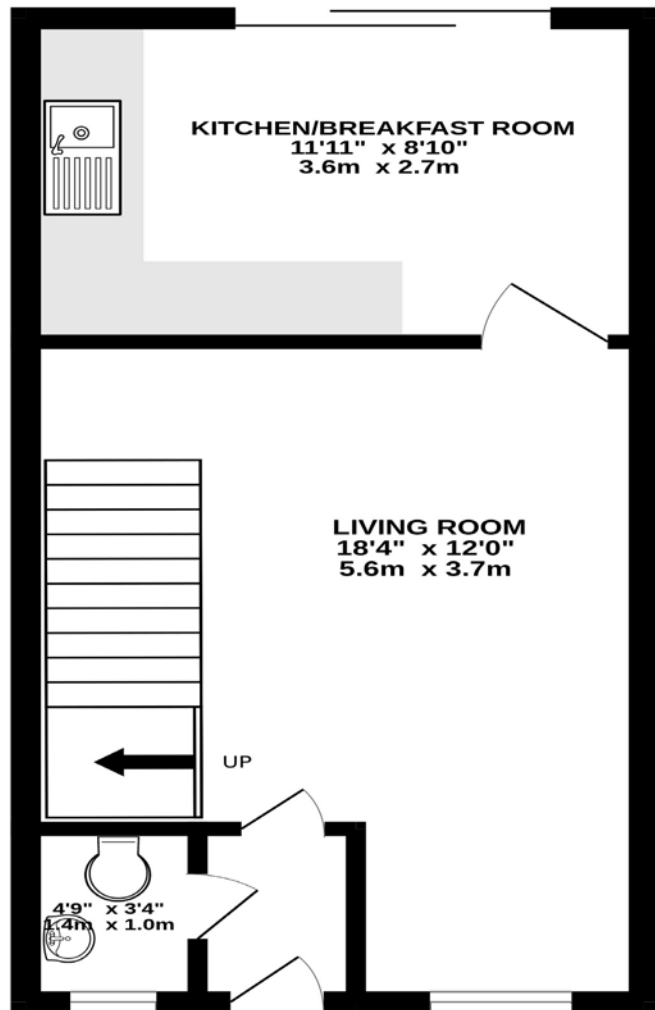












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.











# 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 1LE. 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 (74)

### Local Authority

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

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