



Avondale Road

Fleet

McCarthy
Holden

Guide Price £650,000



Avondale Road

Well presented 4-bed chalet bungalow in popular non-estate location near Fleet town centre & station. Flexible accommodation, southerly aspect garden, driveway, double garage.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Close to Fleet Mainline Railway Station
- Versatile Accommodation
- Modernised
- Southerly Aspect Rear Garden
- Close to Fleet Pond & Nature Reserve
- Double Garage & Driveway Parking





A well presented four bedroom chalet bungalow situated in a popular non estate location close to Fleet town centre, Fleet mainline railway station and Fleet pond and nature reserve.

The property offers flexible accommodation over two floors with two bedrooms and an en-suite to the first floor. To the ground floor is a 15ft living room with feature fireplace and doors to the rear garden, a refitted kitchen breakfast room with eye and base level units and quartz worktop, two bedrooms, family bathroom, utility and boot room to the ground floor.

A particular feature of the property is the southerly aspect rear garden which is mainly laid to lawn with an arrangement of mixed stock and shrub borders.

To the front of the property is an area of lawn and driveway parking for several vehicles leading to the double garage.

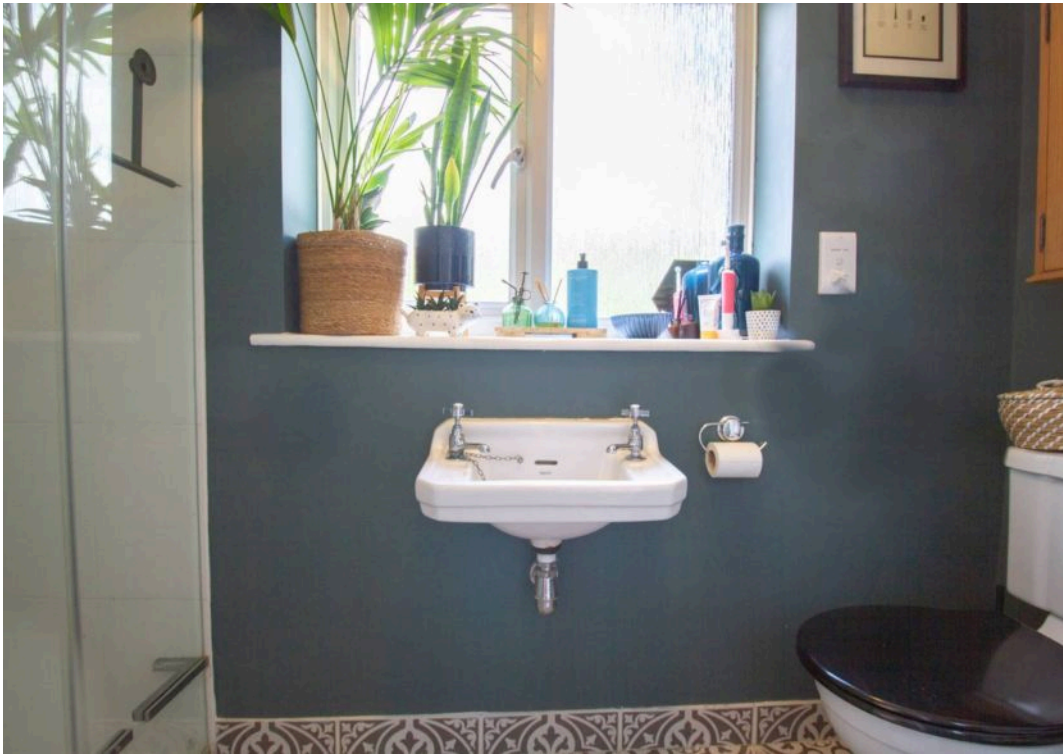
In 2022, the current vendor had updated the heating system. The boiler, all of the radiators and majority of the pipework have been replaced.

The property is located in the popular Pondtail area of Fleet close to Fleet Pond/Nature Reserve and within easy access of Fleet mainline railway station and Fleet town Centre.

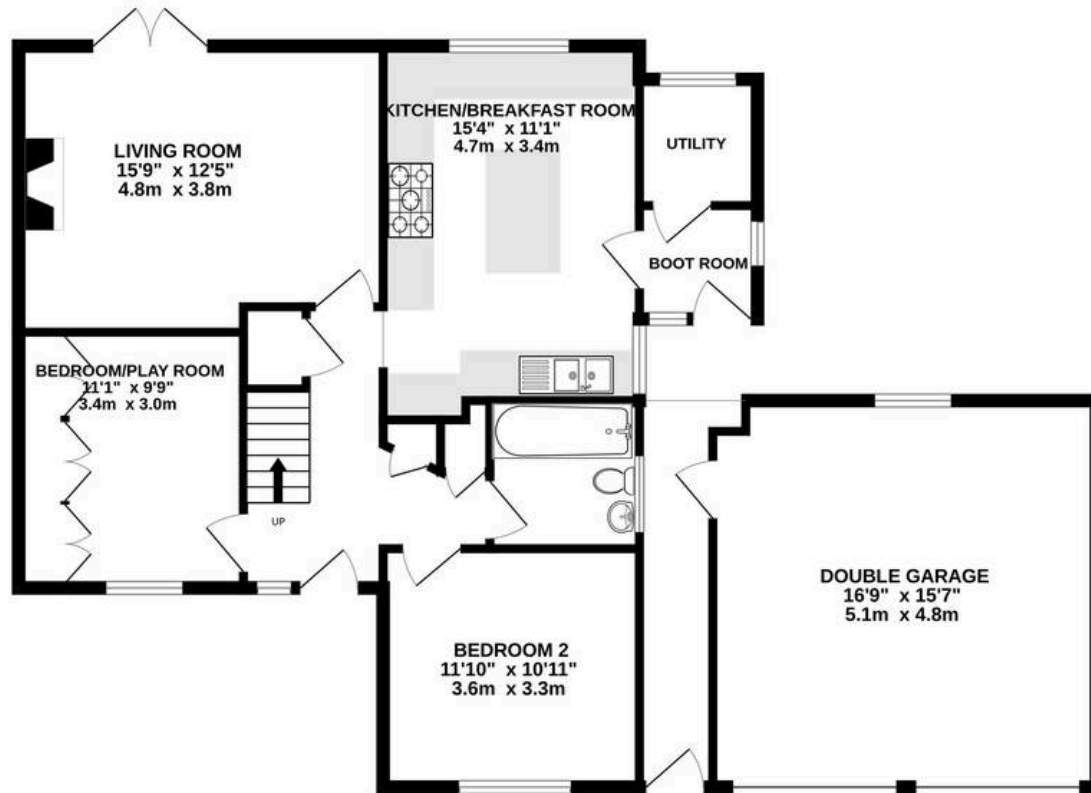
The town offers comprehensive shopping and leisure facilities, a good selection of restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and a range of health care services.

Fleet railway station offers 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.

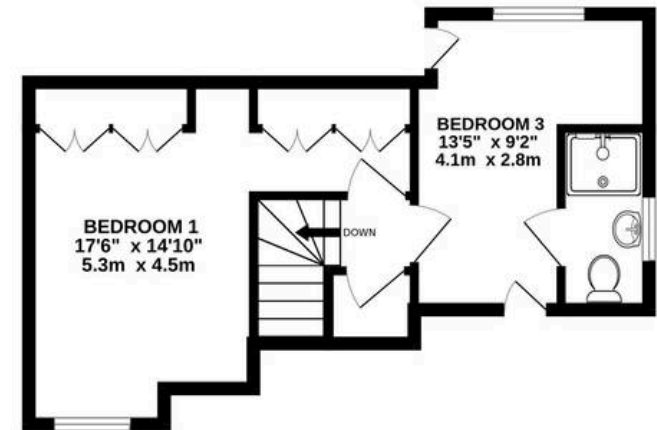




GROUND FLOOR



1ST FLOOR



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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McCarthy Holden Fleet

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