Dukes Mead

Fleet

McCarthy Holden

Guide Price £695,000

Dukes Mead

Situated in the Tavistock area, a spacious 4 bedroom detached home with driveway & garage. Versatile ground floor layout with kitchen, dining room & living room. Large garden potential for expansion.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- No Onward Chain
- Generous Garden
- Double Garage & Driveway Parking
- Close to Local Schools
- Popular Non-Estate Location
- Close to Fleet Town Centre

McCarthy Holden

Property

Situated in the highly desirable Tavistock area of Fleet, this spacious four-bedroom detached family home is offered to the market with no onward chain. The property features a driveway and an attached garage, providing convenient off-street parking and additional storage.

Ground Floor

The ground floor of this home offers a versatile layout ideal for family living. To the right of the entrance, you'll find a study and a downstairs bathroom. Straight ahead, the hallway leads to a spacious kitchen featuring ample worktop and storage space, along with room for a breakfast table. To the left, a bright front-to-rear living and dining room, complete with a feature fireplace and a large window that flood the area with natural light. Both the kitchen and dining room provide direct access to the rear garden.

First Floor

Upstairs, the property boasts four generously sized double bedrooms and a well-appointed family bathroom, providing ample space and comfort for the whole family.

Outside

The property enjoys a large, private rear garden offering excellent potential for future expansion (subject to planning permission). As you step outside, you're welcomed by a paved patio area, leading onto an expansive lawn bordered by mature trees and natural shrubbery.

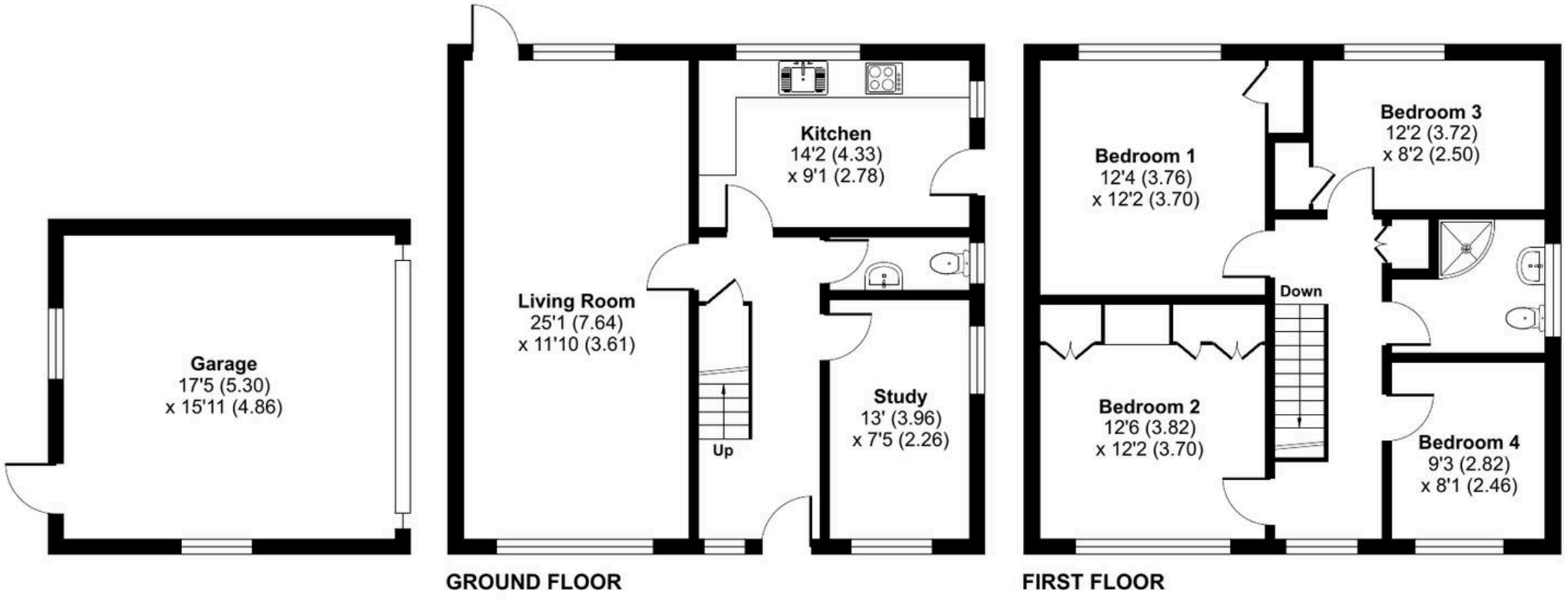
Location

Dukes Mead, a highly desirable area, is located minutes from Fleet town centre and mainline station. 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, 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

Dukes Mead, Fleet, GU51

Approximate Area = 1334 sq ft / 123.9 sq m
Garage = 277 sq ft / 25.7 sq m
Total = 1611 sq ft / 149.6 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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