



35 Saddleback Way, Fleet

Fleet

McCarthy  
Holden

Guide Price £535,000



## 35 Saddleback Way

Fleet, Fleet

Located on the highly regarded Ancells Farm Development, this detached three-bedroom family home provides well-balanced living accommodation. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Three Bedroom Detached
- Two bathrooms
- Ancells Farm Development
- Garage and Driveway Parking
- No Onward Chain
- Close To Fleet Mainline Station





## Property

Located on the highly regarded Ancells Farm Development, this detached three-bedroom family home provides well-balanced living accommodation. The property features three bedrooms and two bathrooms, and is offered to the market with no onward chain.

## Ground Floor

The ground floor welcomes you with a spacious hallway, giving access to the principal reception rooms. The kitchen is fitted with a range of base and eye-level units, complemented by a roll-top worksurface. There is space for free-standing appliances, as well as an integrated hob, oven and extractor fan. A courtesy door leads directly to the rear garden. The L-shaped living and dining room is bright and airy, with French-style doors opening onto the rear garden. A cloakroom completes the ground floor.

## First Floor

Upstairs, there are three well-proportioned bedrooms. The main bedroom benefits from en-suite facilities, while a further family bathroom serves the remaining bedrooms, providing convenience for the whole household.

## Outside

The property occupies a corner plot, resulting in an attractive and enclosed rear garden with hedge, shrub and wooden panel fencing. There is a patio area immediately to the rear, with the remainder predominantly laid to lawn, ideal for outdoor entertaining or family relaxation. To the front of the property is a driveway leading to the single garage.

## Location

This property located near to Fleet Pond and Nature Reserve, offering peaceful walks by the largest freshwater lake in Hampshire. 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 at Blackbushe Airport (about 5 miles).

- Three Bedroom Detached
- Two bathrooms
- Ancells Farm Development





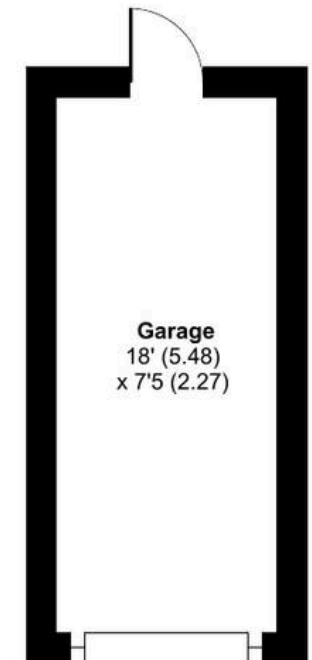
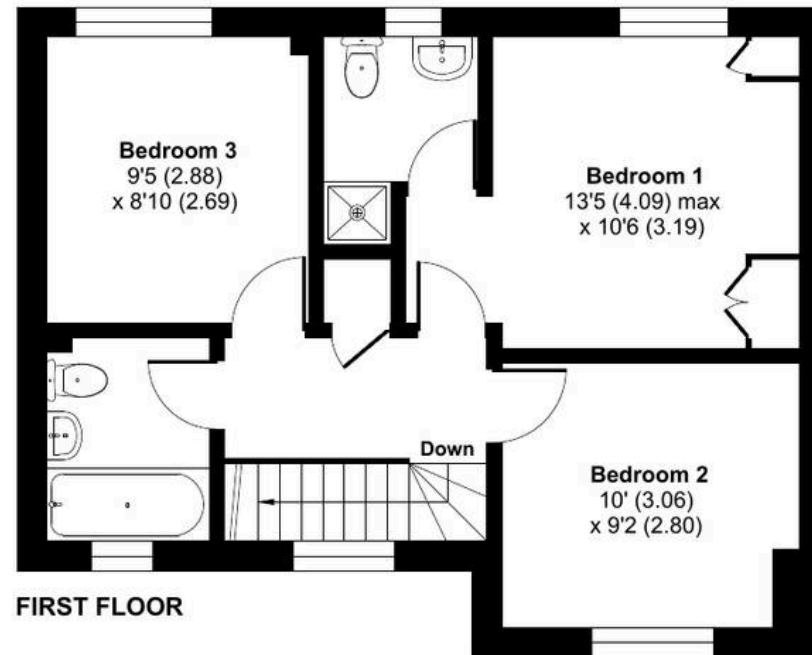
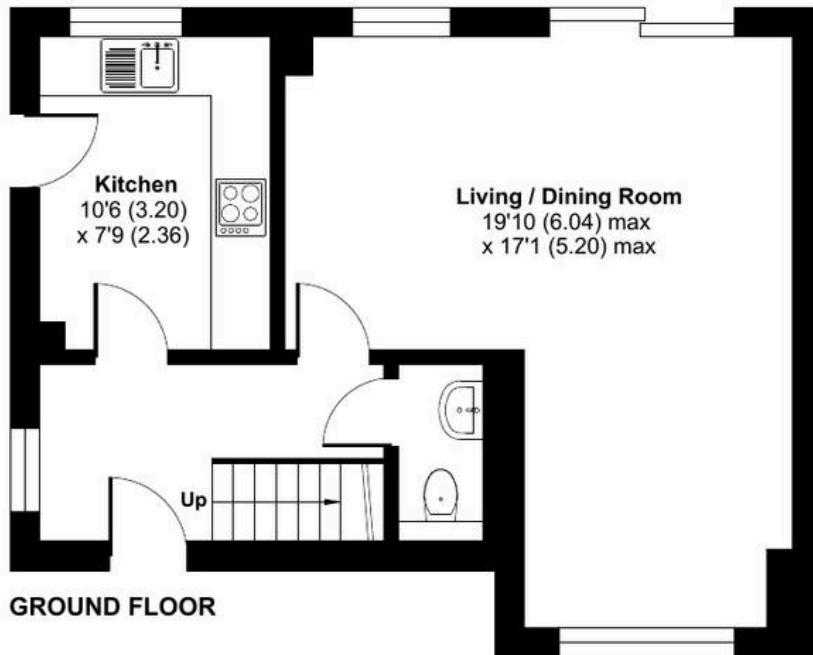
# Saddleback Way, Fleet, GU51

Approximate Area = 911 sq ft / 84.6 sq m

Garage = 134 sq ft / 12.4 sq m

Total = 1045 sq ft / 97 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

GARAGE





## McCarthy Holden Fleet

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