



4 Thegn Walk, Fleet
Fleet

McCarthy
Holden

Guide Price £350,000



4 Thegn Walk

Fleet

This two bedroom terraced house in Elvetham Heath with ensuite, garden, parking and good transport links. Close to amenities, schools and leisure facilities. Ideal for first-time buyers or families.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Two Double Bedrooms
- Kitchen/Breakfast Room
- Lounge/Diner
- Two Bathrooms
- Principle Bedroom With Ensuite
- Allocated Parking









Property

This two bedroom terraced house offers comfortable and versatile living space, ideal for first-time buyers, professionals or small families. The property is situated on the highly sought after development of Elvetham Heath which is within close proximity to local amenities.

Accommodation

Entering through the welcoming hallway, you will find a convenient downstairs cloakroom and a spacious living room/diner. The kitchen/breakfast room provides ample space for dining and features doors that open directly to the garden, blending indoor and outdoor living. Upstairs, there are two generous double bedrooms, including a principal bedroom with a ensuite shower room. The family bathroom is well-appointed, catering to both bedrooms. With allocated parking, gas central heating and double glazing throughout, this property combines practicality with contemporary style. Its location offers easy access to local amenities, reputable schools and excellent transport links, ensuring day-to-day convenience.

Outside

The outside space benefits from a low maintenance garden. The rear garden features a patio area, ideal for summer barbeques, with a manageable lawn area bordered by fencing for privacy. There is rear access to the garden, providing practicality for bike storage or garden maintenance. The allocated parking space is situated close by, ensuring convenience for residents and visitors alike.

Location

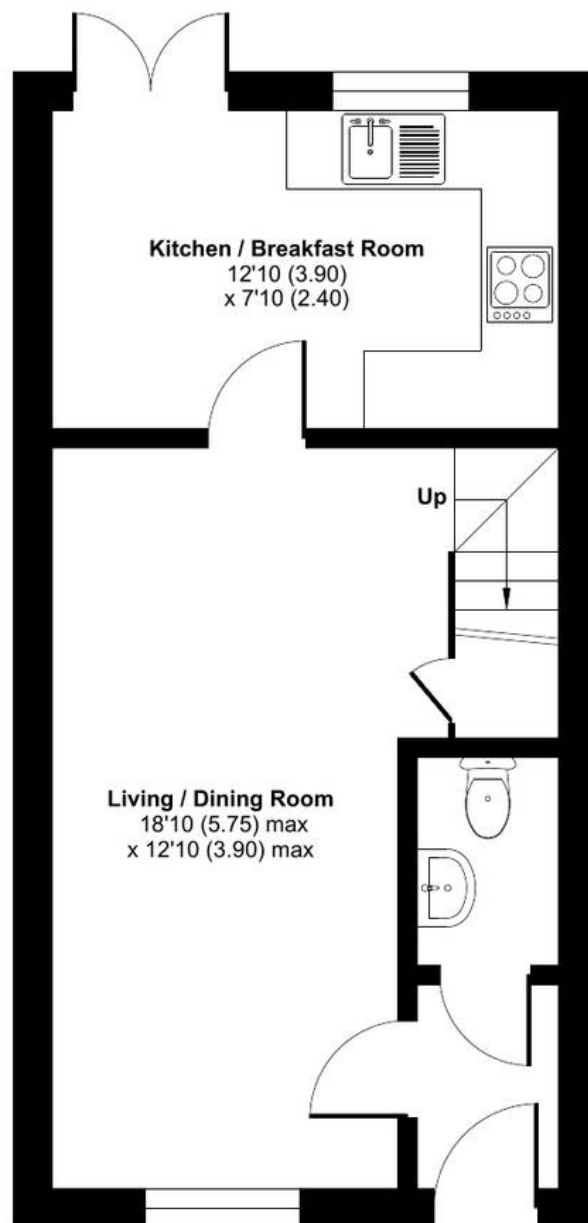
Elvetham Heath is a vibrant development offering a wide range of amenities, including a supermarket, primary school, church and public house. The local community enjoys a variety of activities and facilities, such as a children's playground, football pitch, as well as organised cycling and running clubs. 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).



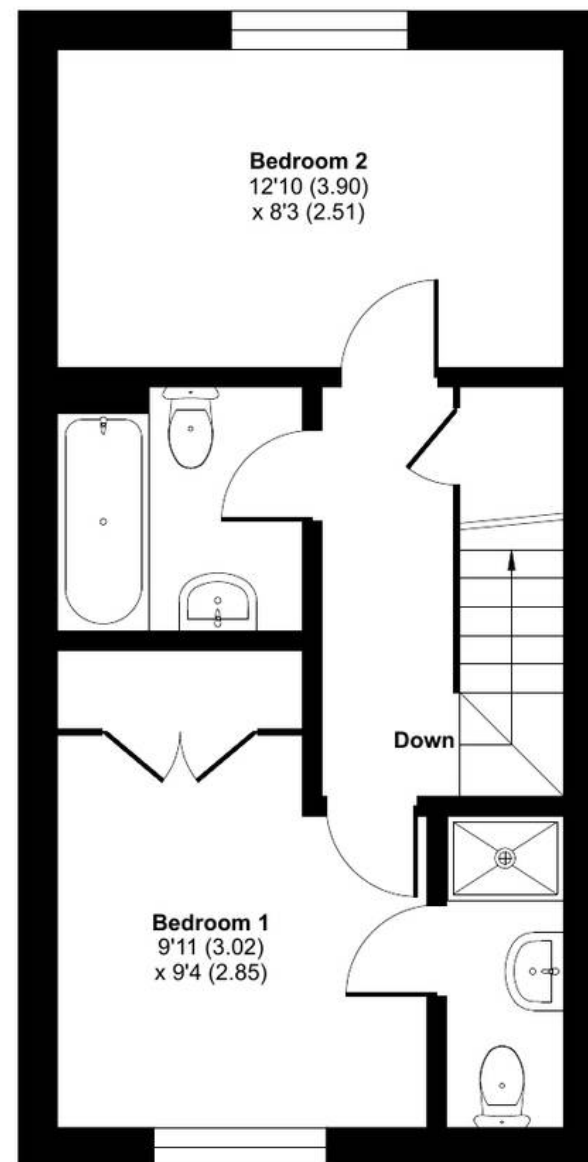
Thegn Walk, Fleet, GU51

Approximate Area = 696 sq ft / 64.6 sq m

For identification only - Not to scale

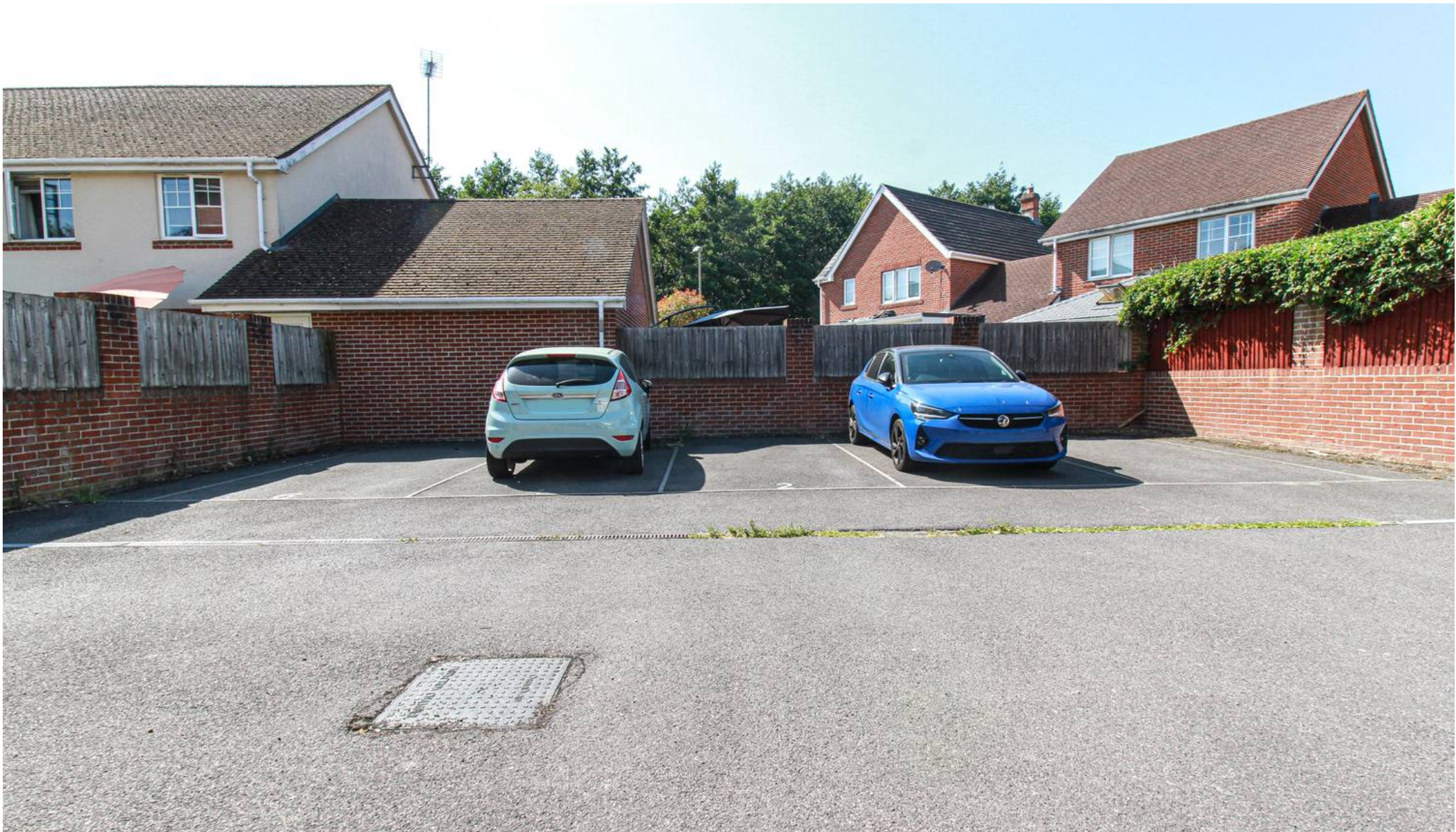


GROUND FLOOR



FIRST FLOOR





McCarthy Holden Fleet

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Photos and floor plans are illustrative; items shown may not be included. Buyers/tenants must verify all details. Fixtures & Fittings: Excluded unless specifically stated.