



38 The Cedars, Fleet
Fleet

McCarthy
Holden

Guide Price £295,000



38 The Cedars

Fleet

Well presented one bedroom terraced house in a cul-de-sac near Fleet town centre. Open plan living, refitted kitchen and bathroom, double bedroom, storage, parking and great transport links.
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Generous Double Bedroom
- Refitted Open Kitchen/Lounge/Diner
- Refitted Bathroom
- Private Garden Area
- Allocated Parking
- Close To Town Centre



McCarthy
Holden

Property

This well presented one bedroom terraced house offers a contemporary living space, ideal for first-time buyers, professionals or those seeking a conveniently located home, close to location transport links and amenities.

Accommodation

Set in a cul-de-sac location, the property welcomes you with an entrance porch featuring practical storage, perfect for coats and shoes. Upon entering a spacious open plan kitchen, lounge and dining area, designed for modern living welcomes you. The refitted kitchen provides ample worktop space, space for integrated appliances and stylish cabinetry, seamlessly connecting to the living and dining zones for a sociable area. Under stairs storage adds further convenience. Upstairs, a generous double bedroom with plenty of room for wardrobes and additional furniture. The refitted bathroom is finished to a good standard, featuring contemporary fittings.

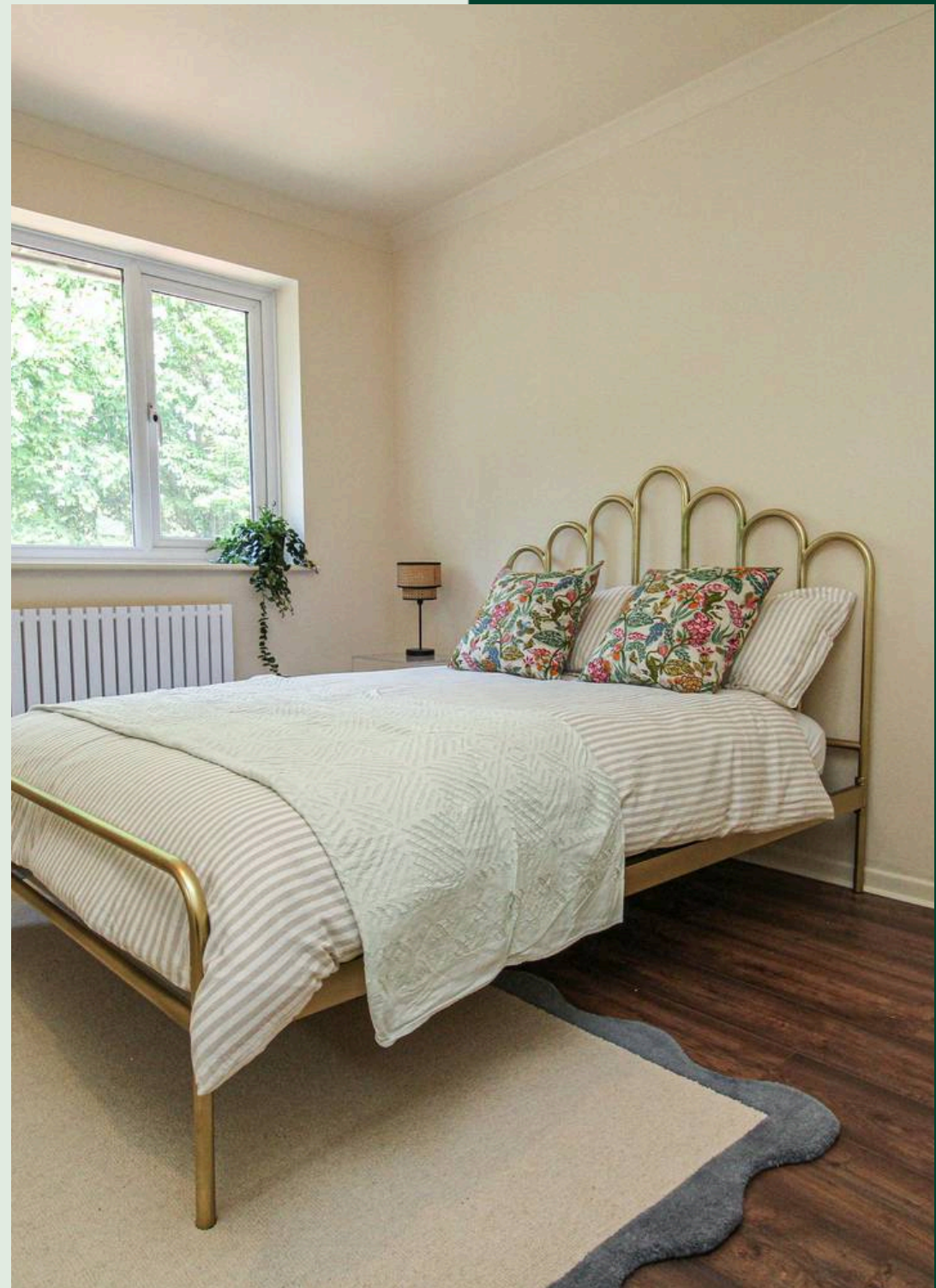
Outside

Additional benefits include allocated parking. The property is situated within easy reach of local shops and the town centre, placing amenities, cafes and transport links within close distance. This attractive home combines practical features with a welcoming feel, making it a superb choice for those looking to enjoy a low-maintenance lifestyle in a sought-after location.

Location

Fleet is well regarded for its strong commuter links and family friendly atmosphere. The mainline railway station offers regular services to London Waterloo in approximately 43 minutes. The town is conveniently situated near Junction 4a of the M3 motorway, providing excellent road connectivity. Fleet town centre offers a wide range of shopping and leisure facilities, highly rated schools, churches of various denominations, and healthcare services.

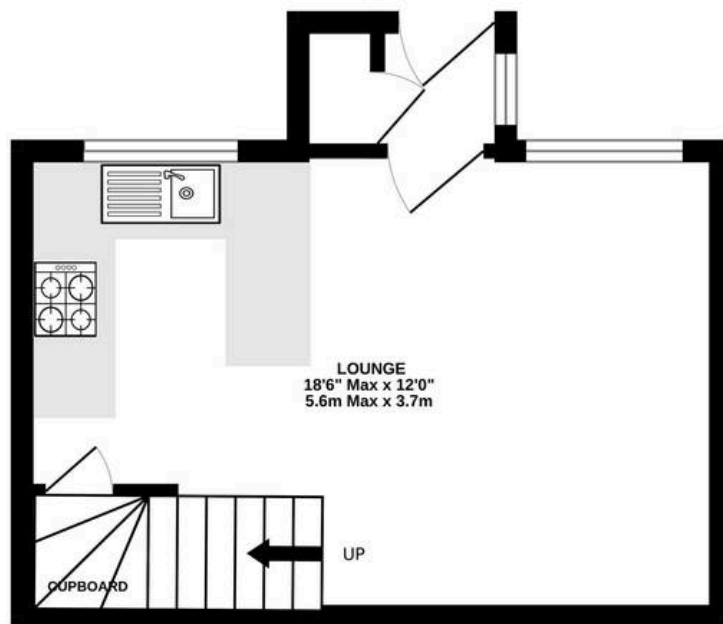
- Generous Double Bedroom
- Refitted Open Kitchen/Lounge/Diner
- Refitted Bathroom
- Private Garden Area
- Allocated Parking
- Close To Town Centre



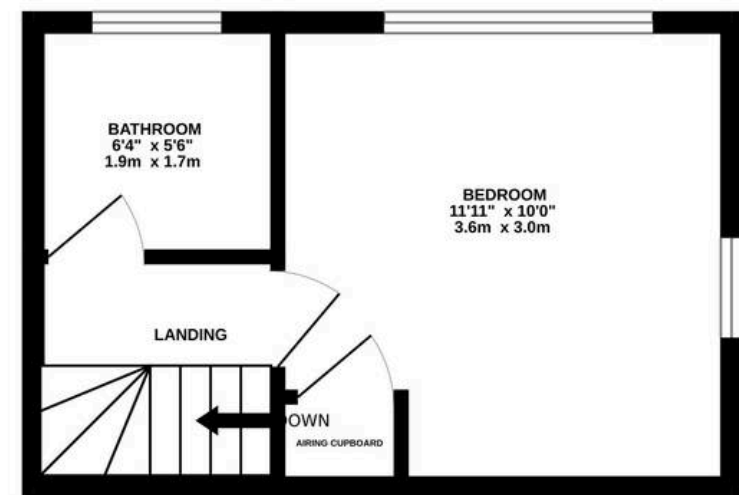




GROUND FLOOR
238 sq.ft. (22.1 sq.m.) approx.



1ST FLOOR
220 sq.ft. (20.4 sq.m.) approx.



TOTAL FLOOR AREA : 458sq.ft. (42.5 sq.m.) approx.

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.

Made with Metropix ©2026



McCarthy Holden Fleet

McCarthy Holden Estate Agents, 110 Fleet Road - GU51 4PA

01252 620640 • fleet@mccarthyholden.co.uk • www.mccarthyholden.co.uk/

These particulars are provided in good faith under the Consumer Protection from Unfair Trading Regulations 2008 and are for guidance only. They do not form part of any contract. No survey has been carried out, and services or fittings have not been tested. Photos and floor plans are illustrative; items shown may not be included. Buyers/tenants must verify all details. Fixtures & Fittings: Excluded unless specifically stated.