

Fitzroy Road, Fleet  
Stunning Five Bedroom Family Home



## Fitzroy Road, Fleet, GU51 4JW

### The Property

This immaculately presented and substantial family home sits on a delightful half acre plot on one of the most sought-after roads in Fleet.

The property has been completely redecorated with new carpets, beautifully re-fitted bathrooms and underfloor heating to the ground floor. There is also planning permission granted for a single storey extension to the rear.

### Ground Floor

Starting on the ground floor, there is a large welcoming entrance hallway with skylight window allowing light to flood the area, tiled flooring, large storage cupboard, under stairs cupboard, cloakroom and doors to the majority of the living accommodation.

The largest of the three reception rooms (currently used as TV room) is double aspect and is located to the front of the property. There is wood flooring, bespoke concealed storage and a gas burner.

The remaining two reception rooms are to the rear of the property, both with panelled walls and French style doors opening onto the garden.

There is also a log burning stove in the room which is currently used as the sitting room.

The kitchen has been re-modelled by the current owner with a stunning and comprehensive range of blue units with central island integrated oven, microwave and hob. A utility room is off the kitchen with a door giving access to the side of the property.

There is an impressive conservatory off the kitchen with doors opening onto the garden. All three of these rooms have tiled flooring.

### First Floor

On the first floor are the five bedrooms and the family shower room. Bedroom one has an extensive range of fitted wardrobes and an en-suite bathroom. Bedroom two has the benefit of an en-suite shower room. A fully boarded and insulated loft offers generous storage.

### Outside

The property is approached via mobile SIM operated front gates with the driveway offering parking for multiple vehicles. There is also a double garage and an area of garden with a selection of trees and shrubs.

Lamp post lights add to the appeal of the property frontage.

The rear garden measures approximately 150 ft. in length and has been landscaped to an extremely high standard with a large patio extending the width of the property. There is an abundance of shaped beds planted with shrubs and plants as well as mature trees.

A particular feature of the property is the heated swimming pool with an air source heat pump and an automatic and insulated cover.

### Location

Fitzroy Road is arguably one of the most sought after roads in Fleet and is within easy access of Fleet town centre and Fleet mainline railway station with regular trains to London Waterloo taking around 43 minutes. 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, an excellent selection of restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and health care services.



























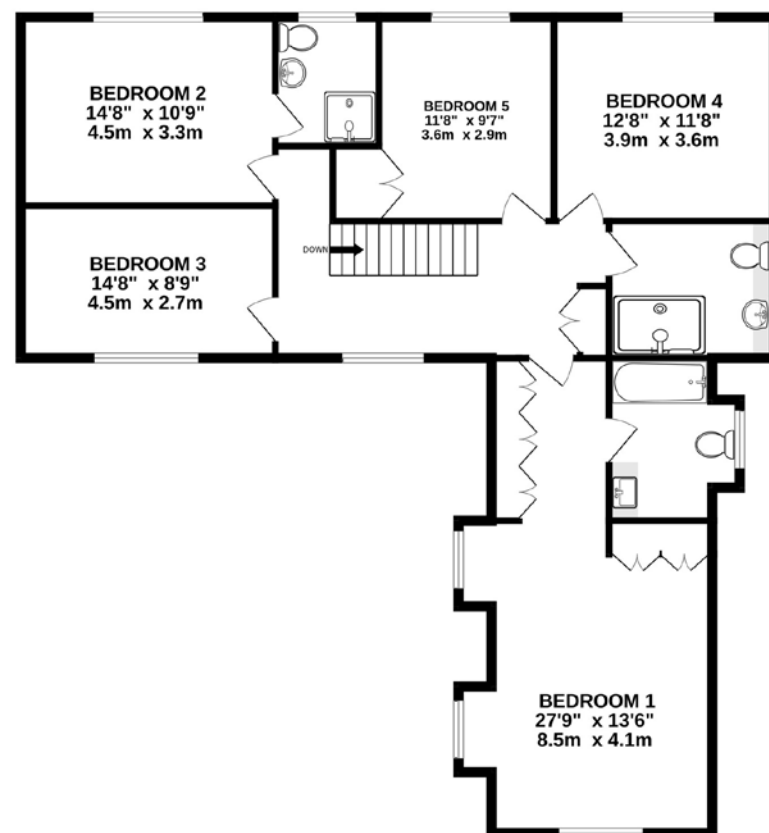
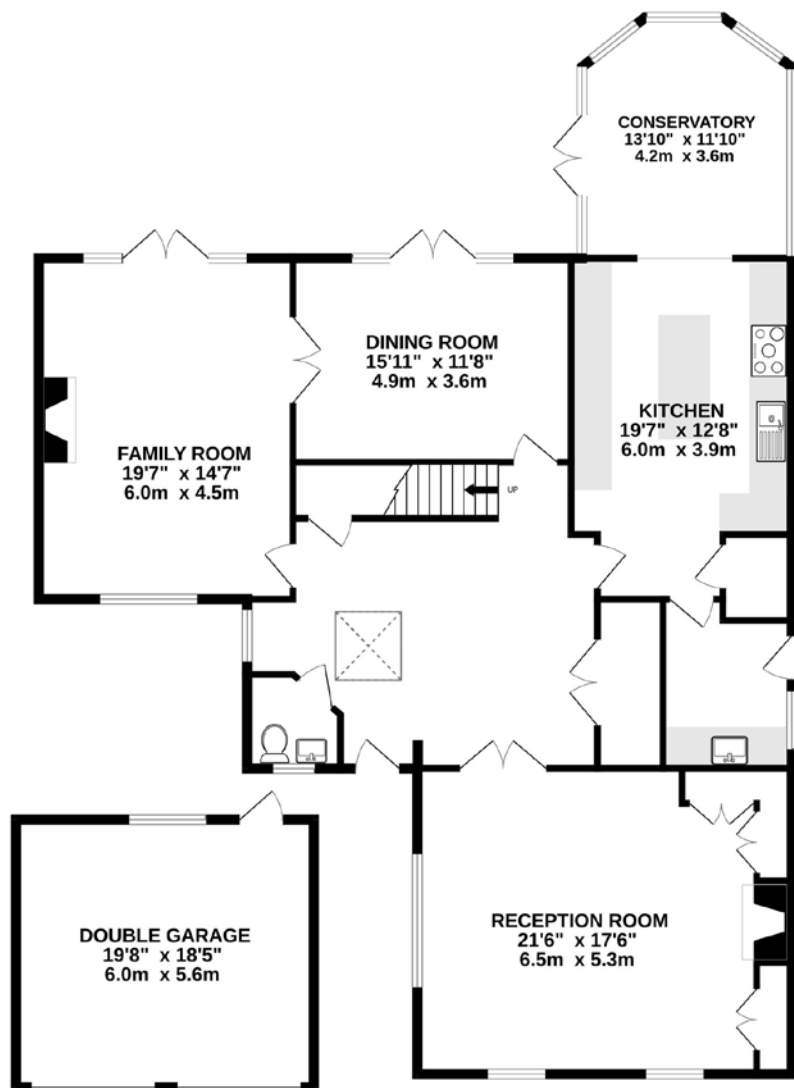












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.







# Places of interest

A selection of photographs showing various locations in and around Fleet are shown below.



Fleet Pond/Nature Reserve



Basingstoke Canal



Fleet Mainline Railway Station



Basingstoke Canal



Fleet High Street

## Consumer Protection Regulations

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of McCarthy Holden has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. Land estimate is a guide and it has not been possible to quantify accurately.

If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Postcode GU51 4JW. Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment and garden ornaments etc. are specifically excluded unless mentioned.

### Viewing

Telephone sole agents  
McCarthy Holden: 01252 620640

### Services

Mains electricity, water and drainage.  
Gas Central Heating/Under Floor Heating  
EPC Rating - C (72)

### Local Authority

[Hart District Council](#)  
[Council Tax Band - G](#)

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