

Spring Woods, Fleet, Hampshire  
Two Bedroom semi-detached bungalow.





## 17 Spring Woods, Fleet, Hampshire, GU52 7SU.

### The Property

Situated within the sought after Courtmoor area of Fleet, this two-bedroom semi-detached bungalow is offered to the market with no onward chain. Benefits to this property include an 18ft kitchen/breakfast room, ample driveway parking with a single garage, refitted bathroom and an enclosed south facing rear garden.

### Accommodation

Accommodation comprises of a spacious entrance hall leading to the first bedroom which is located on your right-hand side and offers views over the front of the property. The main bedroom is near the rear of the property and offers built in wardrobe space and views over the rear garden. At the front of the property the light and airy living room is found which benefits from a feature fireplace and a bay window. The kitchen/breakfast room offers plenty of storage and a quality range of units, work surfacing, integrated appliances, and additional appliance space. From the

breakfast room you access into the rear garden. The accommodation is finished with the refitted bathroom which offers toilet, sink and shower.

### Outside

The spacious southerly aspect rear garden is mainly laid to lawn with mature planting, flower beds and a large summerhouse/home office. At the rear of the property, you will find a patio area which is ideal for al fresco dining.

To the front of the property is driveway parking leading to the garage.

### Location

Fleet has excellent commuter links with trains to London Waterloo from 43 minutes via the mainline rail station and Junction 4a of the M3 motorway.

Fleet town centre offers comprehensive shopping and leisure facilities, highly rated Ofsted schools for all age groups, churches of various denominations and various health care services. Nearby Crookham offers a choice of country pubs and a wealth of country walks through various footpaths or further along the Basingstoke canal.

Tax band is D and local council is Hart.





























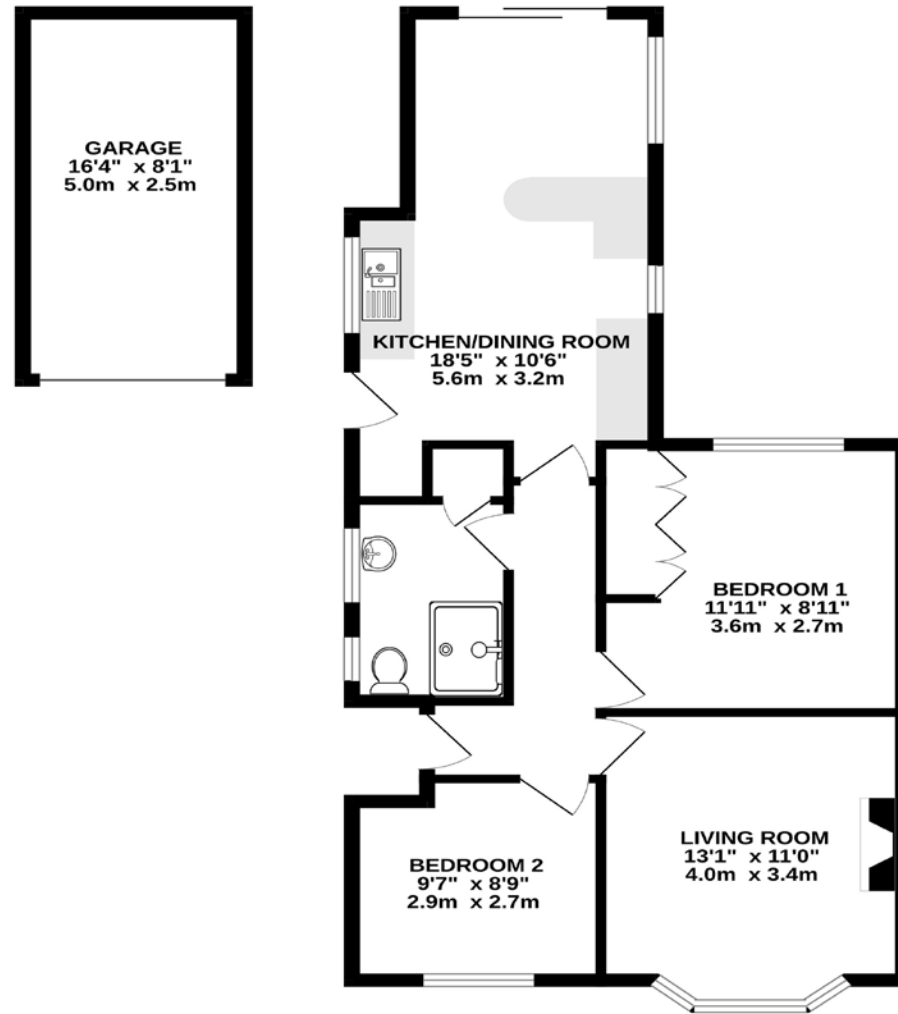








GROUND FLOOR



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.  
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# Places of interest

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





## Consumer Protection Regulations

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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 GU52 7SU. 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, gas heating and mains drain

EPC - E 47

### Local Authority

Hart District Council  
01252 622122  
Band D

McCarthy  
Holden 

[www.mccarthyholden.co.uk](http://www.mccarthyholden.co.uk)