



Double Fronted Detached Family Home
Clarence Road, Fleet, Hampshire

An extended double fronted Victorian detached family home offering well planned living space, situated in the heart of Fleet town centre and within easy reach of Fleet mainline train station.

Accommodation comprises; kitchen/breakfast room, living room with cast iron fireplace and front aspect bay window, dining room with doors to the rear garden, family room, study, utility room and a cloak room to the ground floor.

The kitchen has been fitted with Shaker style units and has a halogen hob, double oven and space for further appliances.

From the kitchen there is an opening into the rear lobby where there is a cloakroom and doors to the utility room, study and stable door to the rear garden.

To the first floor there are four bedrooms, and a family bathroom. The master bedroom also benefits from an en-suite shower room.

Externally the rear garden is mainly laid to lawn with evergreen borders. Immediately to the rear of the property is an area of decking.

This fine property is further complemented by gas fired central heating, partial double glazing and sash windows remain on the front elevation.

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 linking to the M25.

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.



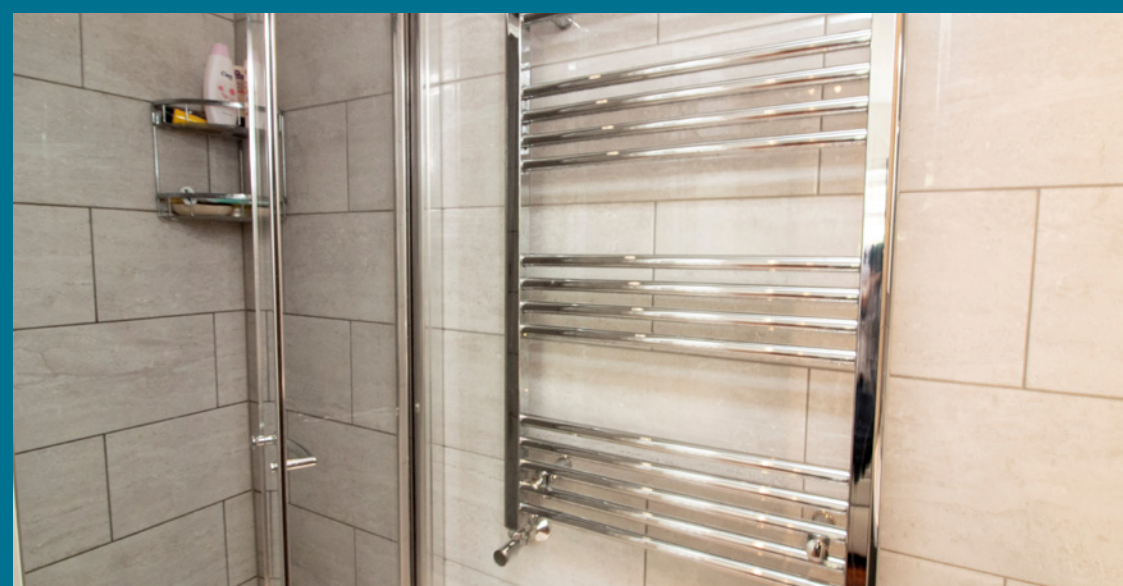








Master bedroom suite with en-suite shower room





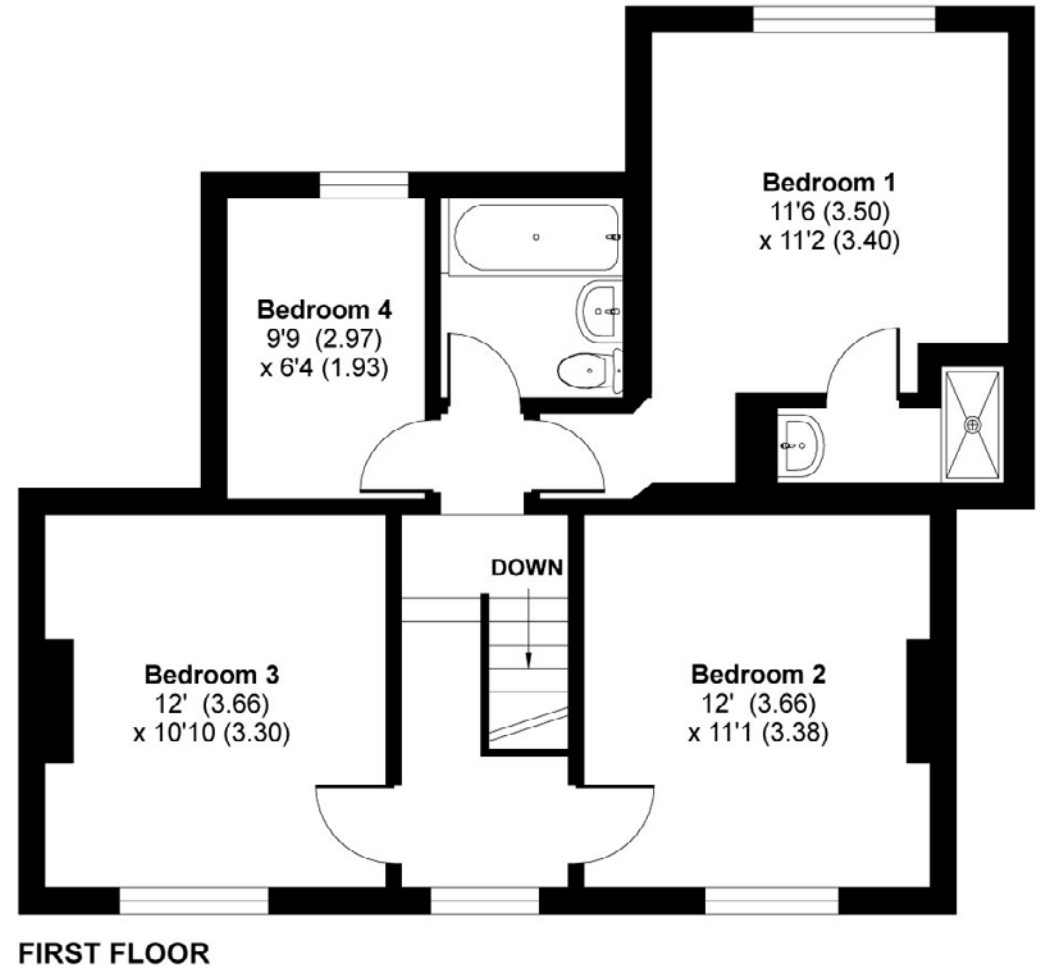
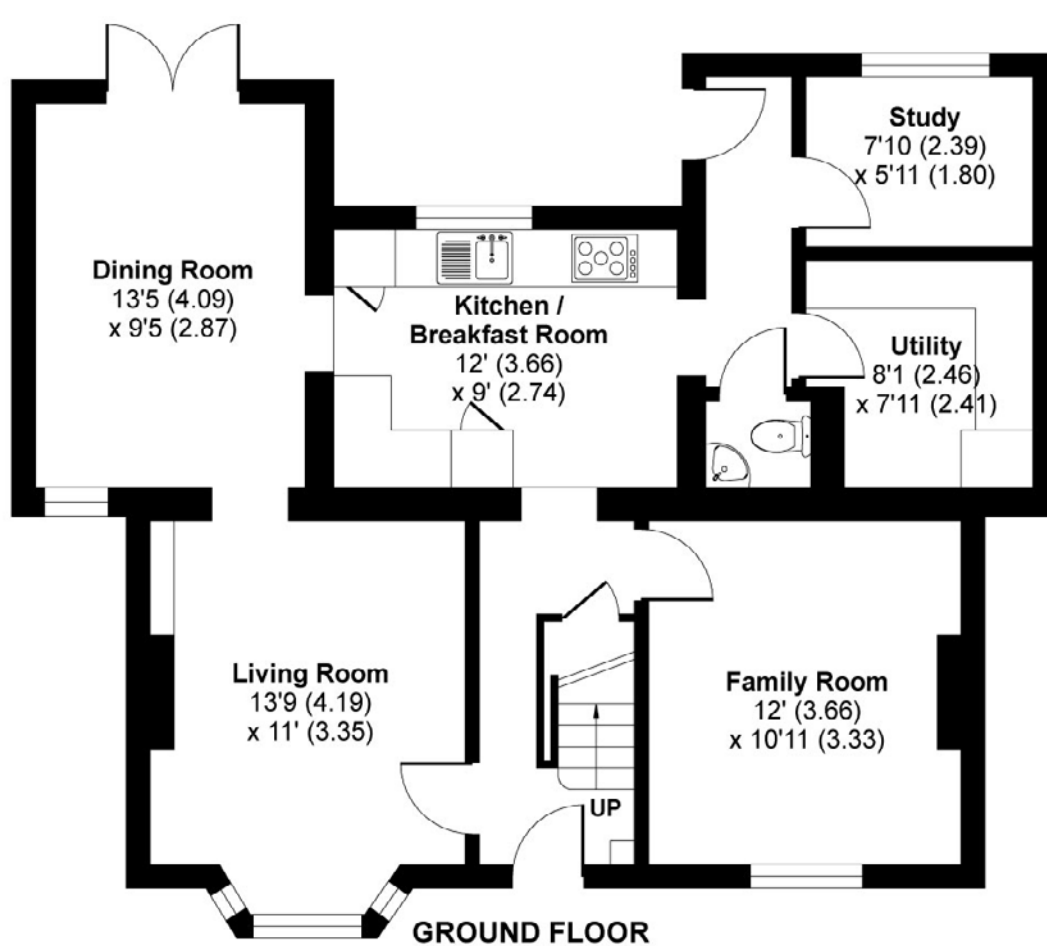






Clarence Road, Fleet, GU51

APPROX. GROSS INTERNAL FLOOR AREA 1452 SQ FT 135 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

CONSUMER PROTECTION REGULATIONS

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Fixture and Fittings:

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

Directions:

Postcode: GU51 3RY

Please contact McCarthy Holden for detailed directions

Viewing:

Telephone: 01252 620640
Email: fleet@mccarthyholden.co.uk

Services:

Mains electricity, water and drainage
Gas Central Heating
EPC Rating - D (66)

Local Authority:

Hart District Council
Tel: 01252 622122
Council Tax Band - F

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Holden 