

Clarence Road, Fleet Four Bedroom Detached Home



Clarence Road, Fleet, Hampshire, GU51 3RY

The Property

Situated within close proximity of Fleet High Street and Fleet Train Station, this extended four bedroom detached double fronted Victorian family home, is offered to the market with spacious and flexible accommodation throughout. Benefits to this property include an enclosed rear garden, four reception rooms, driveway parking and a wealth of charm and character throughout.

Ground Floor

Upon entering the property, you are greeted by a light and airy entrance hall, which provides access to the well-proportioned ground floor accommodation. To your left you have access into the living room with a beautiful feature fireplace and bay window. The dining room is found off the living room which offers a set of French doors leading to the rear garden. The kitchen/breakfast room overlooks the rear garden, and it has been finished to a high standard, offering a range of built in appliances and additional appliance space. Next to the kitchen you have a useful spacious utility room, downstairs W/C, and a study. The accommodation on the ground floor is finished with the family room which is situated at the front of the property.

First Floor

Upstairs the property offers four good-sized bedrooms. The light and airy main bedroom offers a refitted en-suite shower room, and the first-floor accommodation is finished with a refitted family bathroom with sink, toilet, and bath with shower overhead.

Outside

The charming enclosed rear garden is mainly laid to lawn with well-established flowers, shrub beds and trees. At the rear of the property, you will find a patio area ideal for al fresco dining as well as a raised decking area outside the dining room. At the front the property offers driveway parking.

Additional Information

Tax band is F, and the local council is Hart.

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 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.













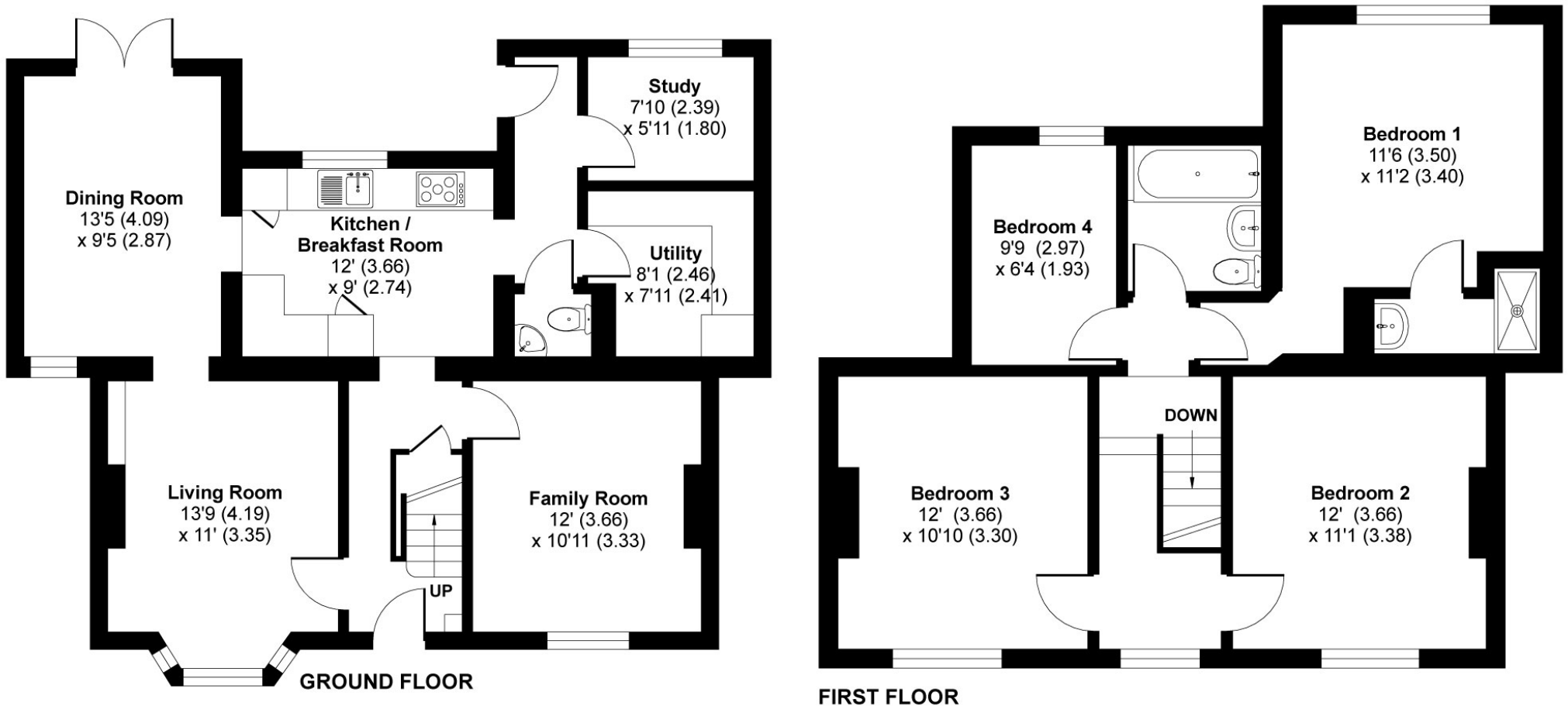






Clarence Road, Fleet, GU51

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.

Copyright nichecom.co.uk 2019 Produced for McCarthy Holden REF : 510400

Places of interest

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



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 3RY. 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, water and drainage.
EPC Rating - D (66)

Local Authority

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

McCarthy
Holden 

www.mccarthyholden.co.uk