

Harrow Road, Elvetham Heath
Five bedroom detached home



Harrow Road, Fleet, Hampshire, GU51 1JD.

The Property

Situated within the sought after development of Elvetham Heath and built by Messrs David Wilson, this five-bedroom detached family home is offered to the market with spacious and flexible accommodation throughout. Benefits to this property include a beautiful refitted 35ft. Kitchen/breakfast/family/dining room, enclosed rear garden, ample driveway parking, a walk-in inglenook fireplace and no onward chain.

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 study and across from the study the living room is found. Within this room a stunning walk-in inglenook fireplace with wood burner and bay window is found. At the rear of the property the wonderful 35ft kitchen/breakfast/family/dining room is situated which offers views over the rear garden. The kitchen has been finished to a high standard and offers a Quooker tap and range of Neff appliance including oven, 5 ring gas hob dishwasher and additional appliance space. Off the kitchen the spacious utility room is found which offers a wine cooler, plenty of storage and access onto the driveway. The dining area offers a fantastic light and airy entertaining space with a set of French doors opening onto a decking area with a glass veranda cover. The ground

floor accommodation is finished with the family room which offers a feature wood burner and the downstairs W/C.

First Floor

The first floor offers three well sized bedroom and a snug/library area. The spacious main bedroom offers a walk in dressing area with fitted wardrobes and access into the refitted en-suite bathroom with toilet, sink, bath and shower. The two remaining bedrooms both offer, built in storage and the first floor accommodation is finished with a refitted family bathroom with, toilet, sink, bath and shower.

Second Floor

On the second floor you will find two spacious bedrooms and a refitted bathroom.

Outside

The charming landscaped 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 decking area with a useful glass veranda which is ideal for al fresco dining. Access into the tandem garage can be found in the garden with the rear of the garage benefiting from being part converted to offer an office space, workshop, home gym, or extra storage. At the front the driveway offers ample parking and a small, enclosed garden.

Additional information

The property has solar panels, battery and Solar PV Immersion controller.

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

Location

Elvetham Heath is a development with a wealth of amenities including a supermarket, infant and junior school, church and public house. Various activities and facilities are enjoyed by the local community including a football pitch, cycling and running clubs.

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, schools for all age groups, churches of various denominations and various health care services.















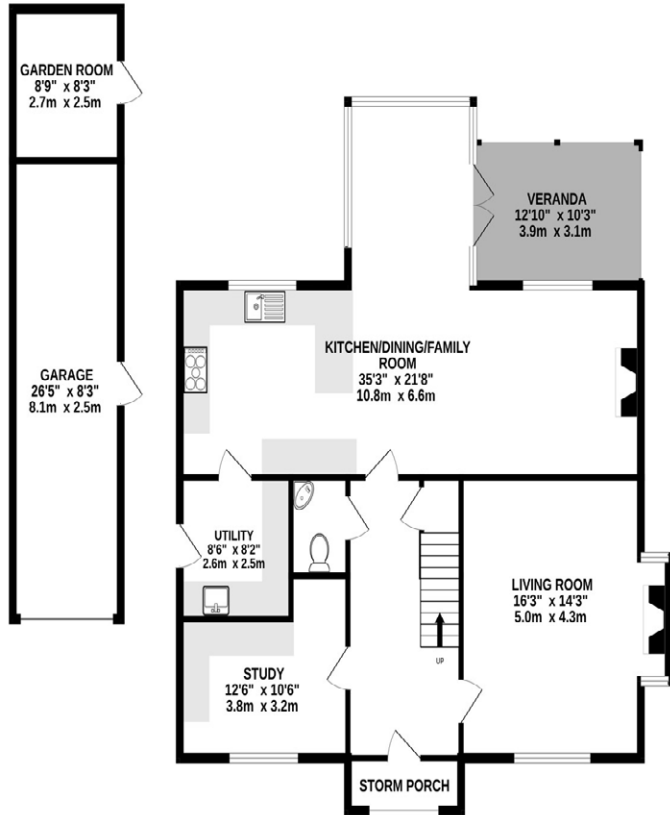




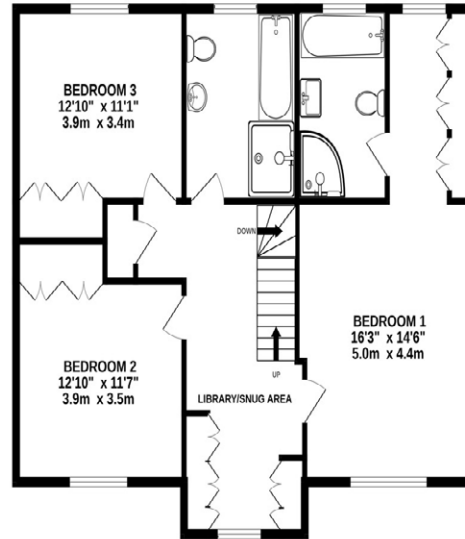




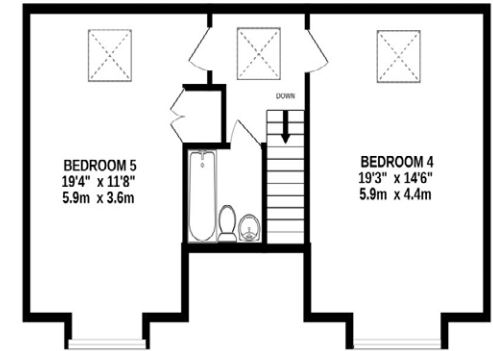
GROUND FLOOR



1ST FLOOR



2ND 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.



Fleet High Street



Basingstoke Canal



Elvetham Heath Pond



Fleet Train Station



Elvetham Heath Primary School

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 IJD. 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 main drainage
EPC Rating - C (77)

Local Authority

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

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