

Award Road, Fleet
Three Bedroom Detached Bungalow



Award Road, Church Crookham, Fleet, Hampshire, GU52 6HG

The Property

A rarely available three bedroom detached bungalow situated within a popular residential area of Fleet, close to local schools and amenities. This bungalow is offered to the market with no onward chain.

Accommodation

The accommodation comprises of a 25ft long living area with windows and French style doors opening on to the sunny aspect rear garden. The kitchen is fitted with a range of eye and base level units, plus a range of built in appliances. A door from the kitchen leads to the side of the property.

There are three good size bedrooms and a family bathroom.

Outside

To the front of the property is an area of lawn, driveway parking and a single garage.

A partical feature of this property is the generous south facing rear garden which is mainly laid lawn.

Location

Award Road is ideally situated for local schools and Basingstoke canal as well as being within easy access of Fleet town centre which offers comprehensive shopping and leisure facilities, restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and health care services.

Fleet has excellent commuter links by both rail and road. There are regular trains to London Waterloo taking around 43 minutes and the town is located off Junction 4a of the M3 motorway which links to the M25









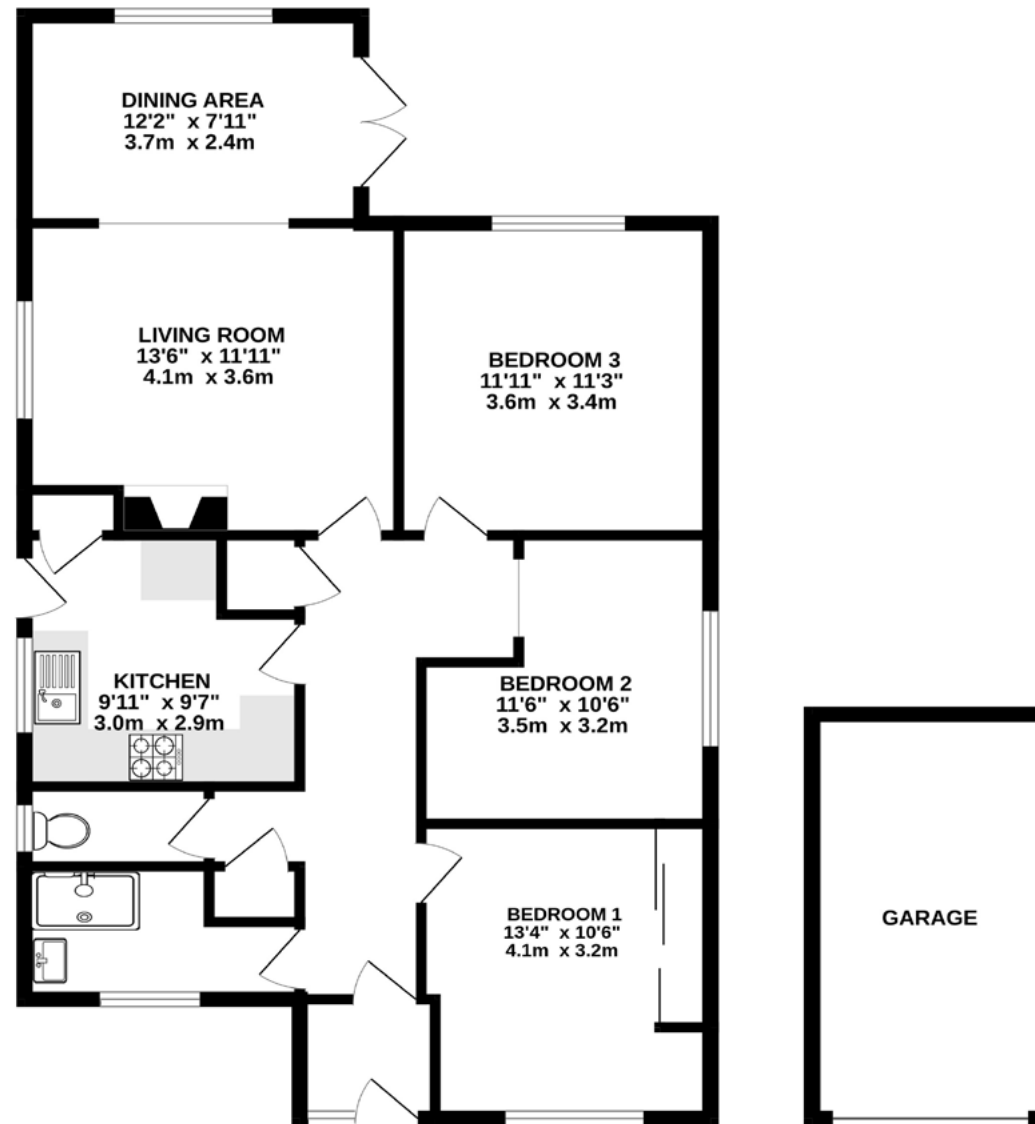








GROUND FLOOR







Places of interest

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



Fleet Pond



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 GU52 6HG. 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
EPC Rating - D (67)

Local Authority

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

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