

Cedar Drive
Three Bedroom Detached Property



Cedar Drive, Fleet, GU51 3HD

The Property

Situated in the heart of Pondtail, in a quiet cul-de-sac location, a modern, three bedroom, detached, family home. The property is in a great position for access to Fleet Pond, Fleet mainline station, and Fleet Town Centre with its extensive shopping and leisure facilities, infant, junior and senior schools and churches of various denominations.

Ground Floor

The ground floor boasts a cloakroom, a sixteen foot lounge, and an open plan kitchen/diner, both of which benefit from double patio doors leading to the rear garden.

First Floor

To the first floor are three bedrooms and a family bathroom.

Outside

The enclosed rear garden has a paved patio area, grass lawn, and flowerbeds with an array of mixed flowers, shrubs and trees. There is a side gate leading to the front driveway and garage, providing ample parking for several vehicles.

Additional Information

Hart District Council Tax Band E

Location

Pondtail is an ideal setting for those who are looking for easy access to Fleet town centre and mainline station. For those who love the outdoors there is Velmead Woods, Basingstoke Canal, and Fleet Pond a short distance away, all offering wonderful walking, running and cycling routes.

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. Fleet town centre offers comprehensive shopping and leisure facilities, schools for all age groups, churches of various denominations and various health care services.

Towns such as Basingstoke, Guildford and Reading are all within 20 miles whilst the historic market town of Farnham and the picturesque villages of Hartley Wintney and Odiham are a short drive away. Heathrow Airport is about 28 miles and Farnborough Airport is about 5 miles distant. Private aircraft facilities are also available at Blackbushe Airport (about 5 miles).



















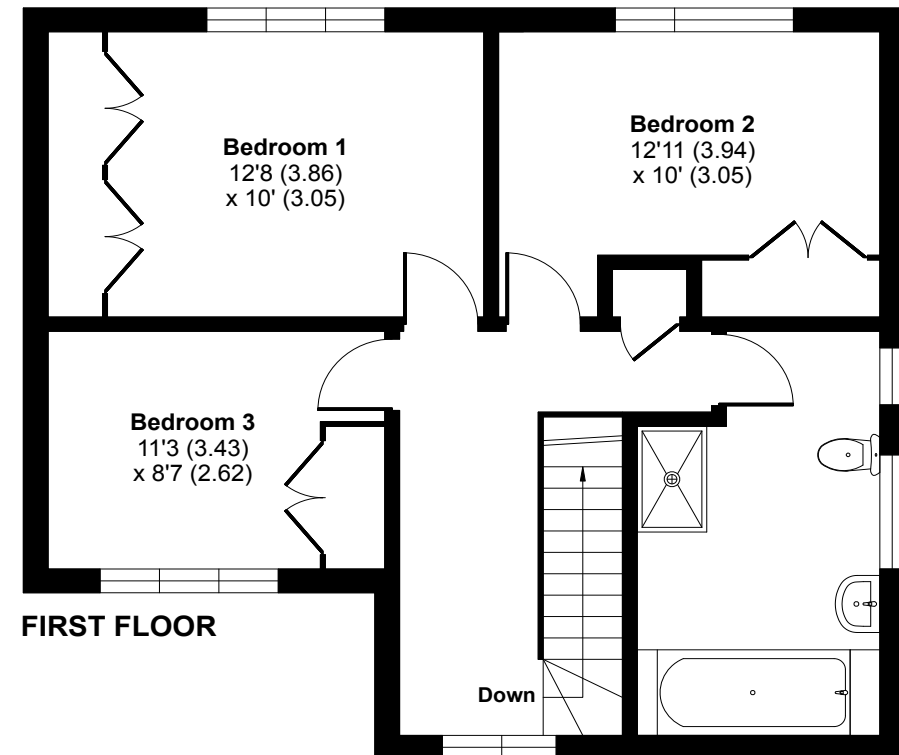
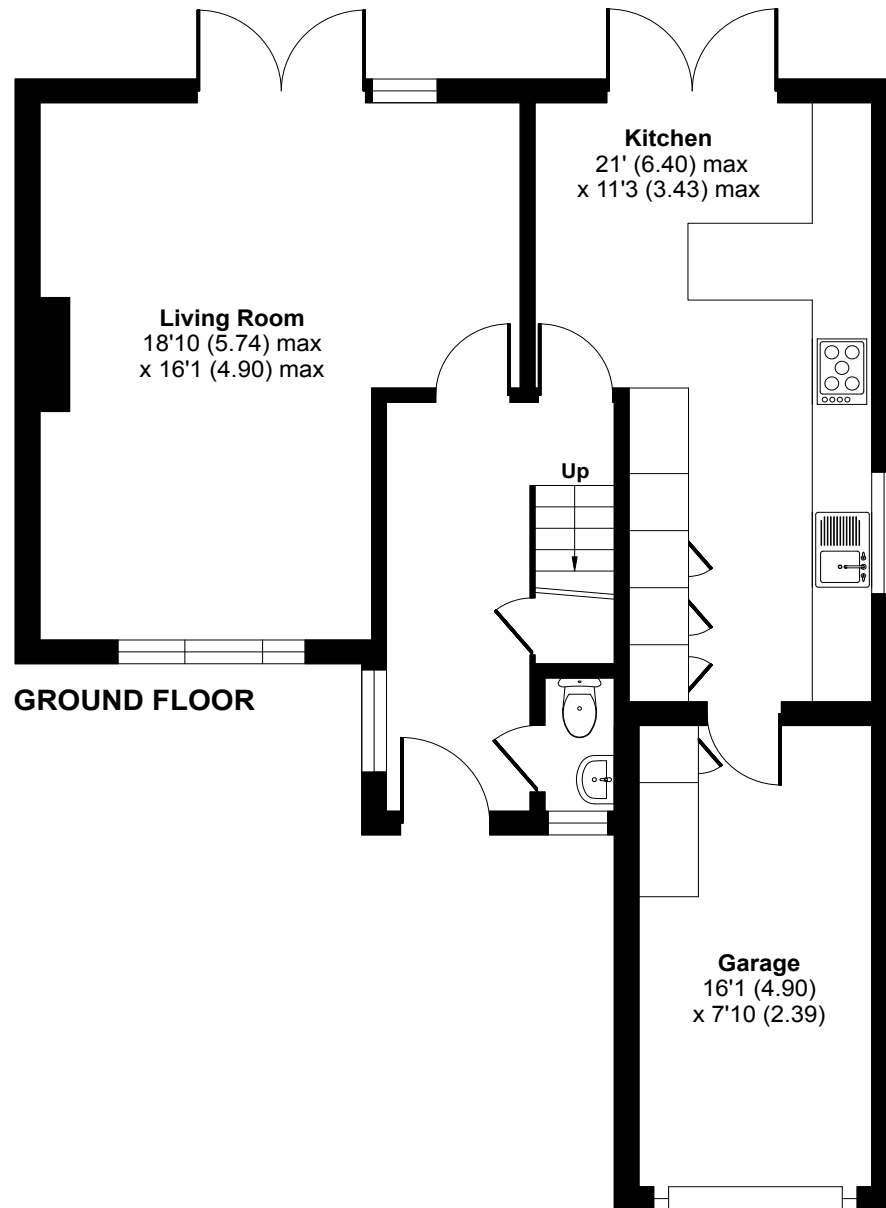
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Approximate Area = 1221 sq ft / 113.4 sq m

Garage = 127 sq ft / 11.7 sq m

Total = 1348 sq ft / 125.1 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for McCarthy Holden. REF: 1130747





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 GU51 3HD. 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 (68)

Local Authority

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

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