

Lyndhurst Road, Elvetham Heath
Three Bedroom Semi-Detached Home



35 Lyndhurst Road, Fleet, Hampshire, GU51 1EH

The Property

Situated within the sought after development of Elvetham Heath, this three-bedroom end of terrace home is offered to the market with spacious and flexible accommodation throughout. Benefits to this property include driveway parking, an enclosed rear garden, two reception rooms and scope to extend STPP.

Ground Floor

Accommodations comprises of a spacious entrance hall leading to the light and airy living room which offers access into the conservatory. Within the conservatory you have heating and easy access into the enclosed rear garden. The kitchen offers a range of units, work surfacing and additional appliance space. The accommodation on the ground floor is finished with understairs storage and a generous downstairs W/C.

First Floor

Upstairs the property offers three good-sized bedrooms with the main bedroom offering fitted wardrobes. The first-floor accommodation is finished with the family bathroom which offers toilet, sink and bath with shower overhead.

Outside

The rear garden is laid with artificial lawn and enclosed by wood panel fencing. Within the garden you have a patio area to the side of the property which is ideal for al fresco dining and space for a shed or outside storage. At the front the property offers driveway parking and a small lawned area.

Additional Information

Tax band is C, and the local council is Hart. A service charge of £18.62p per month is paid for this property.

Location

Elvetham Heath is a development with a wealth of amenities including a supermarket, primary 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 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, restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and various health care services.













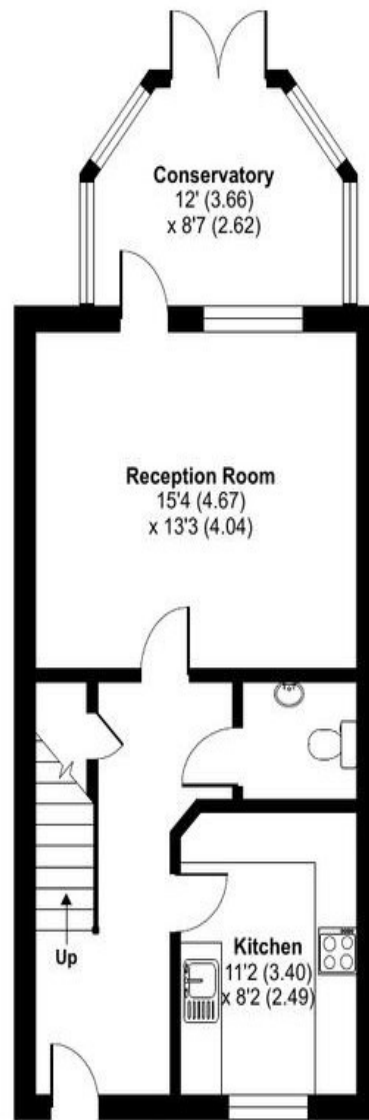




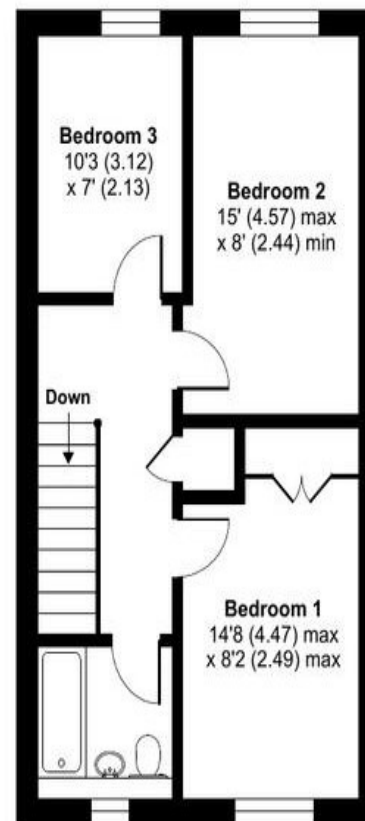








GROUND FLOOR



FIRST FLOOR

Places of interest

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



Fleet Pond



Elvetham Heath Pond



Fleet High Street



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.

Services & Material Information

Water – Mains
Gas – Mains
Electric – Mains
Sewage - Mains
Heating – Gas Central Heating

Materials used in construction - Brick, Timber Framed, Tiled roofs
EPC - C (69)
Broadband Checker - <https://www.openreach.com/fibre-broadband>
Mobile Signal - Unknown, depends on carrier
To check broadband and mobile availability please visit: <https://checker.ofcom.org.uk/>
Accessibility Accommodations - None

Directions - Postcode GU51 1EH. Please contact McCarthy Holden for detailed directions as this property is in a rural location.

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

Viewing
Telephone sole agents
McCarthy Holden: 01252 620640

Local Authority
Hart District Council
Tax Band C

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