

Albany Close, Fleet  
Four Bedroom Detached Home



## Albany Close, Fleet, Hampshire, GU51 3PY

### The Property

Situated in a peaceful, non-estate location in Fleet, this thoughtfully extended four-bedroom family home offers a comfortable and modern living space.

### Ground Floor

The spacious double-aspect living room, measuring approximately 21ft, features double doors leading to the rear garden. The light and airy kitchen/dining room has been extended and refitted to a high standard, boasting a range of gloss units and built-in appliances including a double oven, hob, dishwasher, and fridge freezer. Bifold doors open onto the external seating area, making it ideal for entertaining. A family room and a downstairs cloakroom complete the ground floor.

### First Floor

The first floor boasts four generous double bedrooms, two of which have been fitted with ensuite bathrooms. A family bathroom serves the remaining bedrooms.

### Outside

The rear garden is mainly laid to artificial grass with a patio area accessible from both the living room and kitchen/dining room. To the front of the property, there is a driveway providing ample parking.

### Location

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.

### Additional Information

The tax band is D and the local council is Hart.



























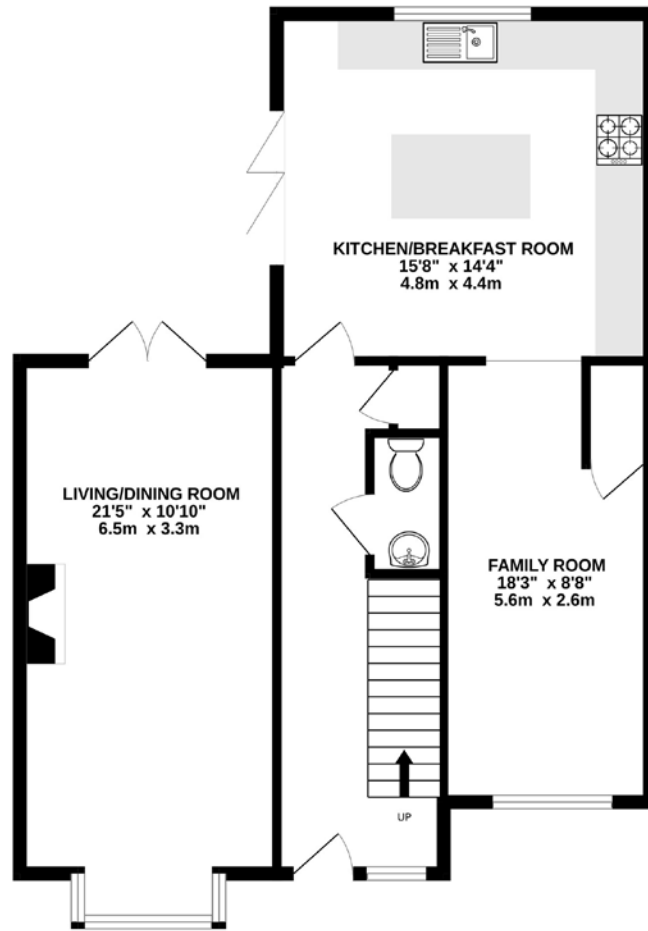




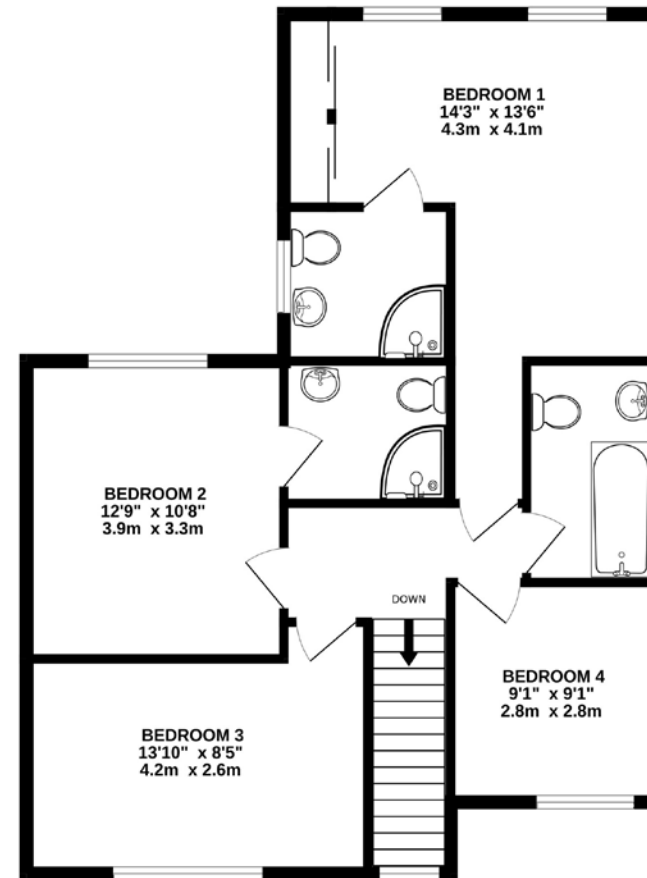




GROUND FLOOR



1ST 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 Pond



Basingstoke Canal



Edenbrook



Fleet Train Station



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.

### Services & Material Information

Water – Mains

Gas – Mains

Electric – Mains

Oil/LPG – None

Sewage – Mains Drains

Heating – Gas Central Heating

Materials used in construction - Brick, Timber Framed, Tiled roofs

How does broadband enter the property - FTTP (fibre to the premises  
EPC - C (76)

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/>

Directions - Postcode GU51 3PY. 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

D

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Holden** 

[www.mccarthyholden.co.uk](http://www.mccarthyholden.co.uk)