



19 The West Hundreds, Fleet
Fleet

McCarthy
Holden

Offers Over £400,000



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Fleet

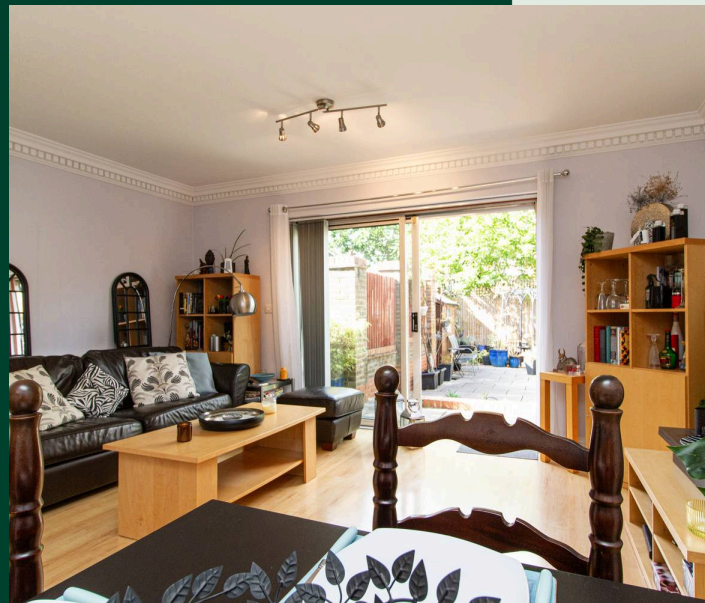
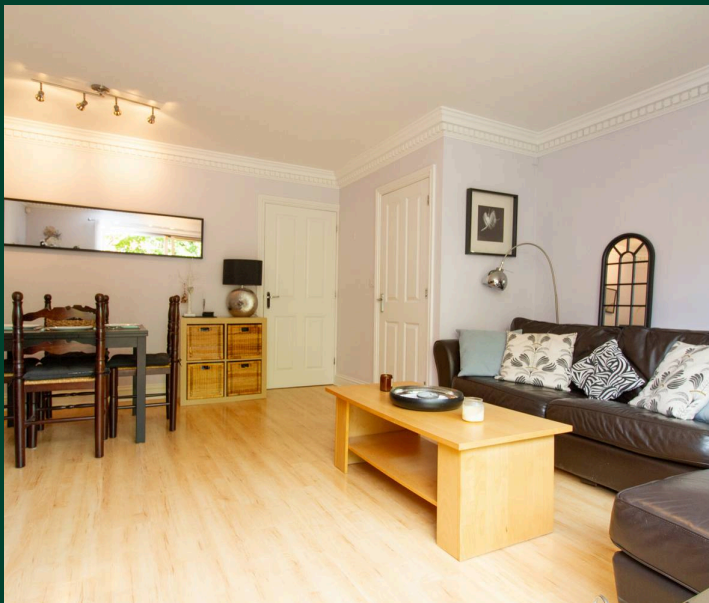
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Charles Church Home
- Three Bedrooms
- Two Bathrooms
- Close To Local Amenties
- Close To Primary And Secondary Schools
- No Onward Chain



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The Property

A well-presented three-bedroom home Charles Church home, situated on the favourable Elvetham Heath development, close to local amenities and schools.

Ground Floor

The ground floor features a welcoming entrance hall with stairs to the first floor, a convenient cloakroom and useful understairs storage. To the front of the property is a fitted kitchen with a range of wall and base units, work surfaces and integrated cooking facilities, while the spacious , reception room provides an excellent principal reception space with ample room for both seating and dining, with views over the rear garden.

First Floor

On the first floor, the property offers three bedrooms. Bedroom one is a comfortable principal bedroom with built-in storage and ensuite facilities, while bedrooms two and three provide flexible accommodation for children, guests or home working. The floor is completed by a family bathroom fitted with a bath, wash hand basin and WC.

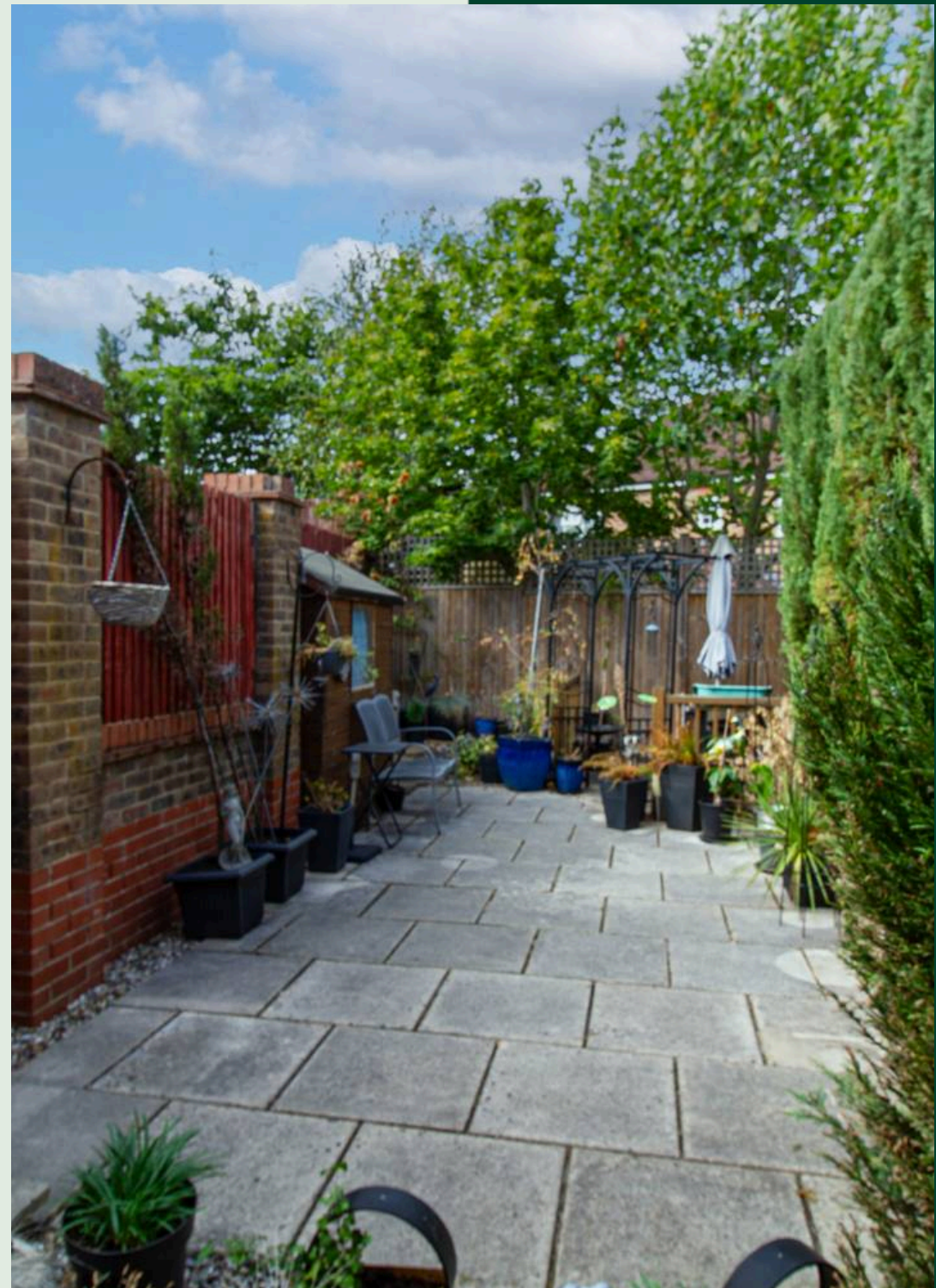
Outside

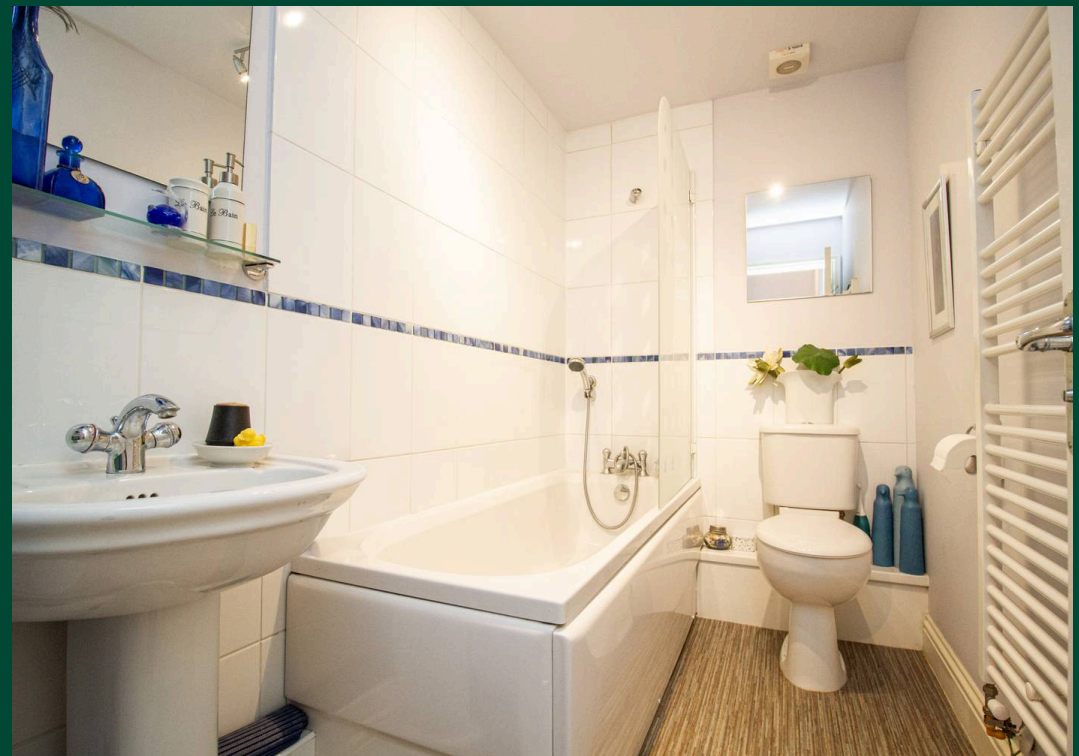
The garden is a **private, enclosed and low-maintenance outdoor space**, with paved seating areas creating plenty of room for outdoor dining and entertaining. Mature evergreen planting provides a good degree of privacy, while established shrubs, potted plants and climbing greenery add colour and interest. A separate decked area offers an additional seating space, complemented by a pergola-style structure and garden furniture. The enclosed boundaries make the garden particularly well suited to relaxing and entertaining outdoors.

To the side of the property is a single garage and designated parking space.

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, 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).



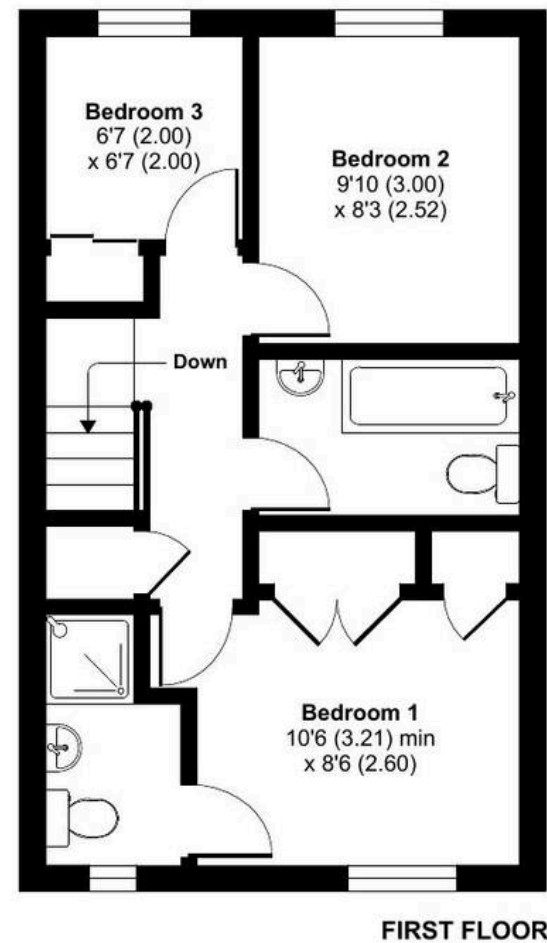
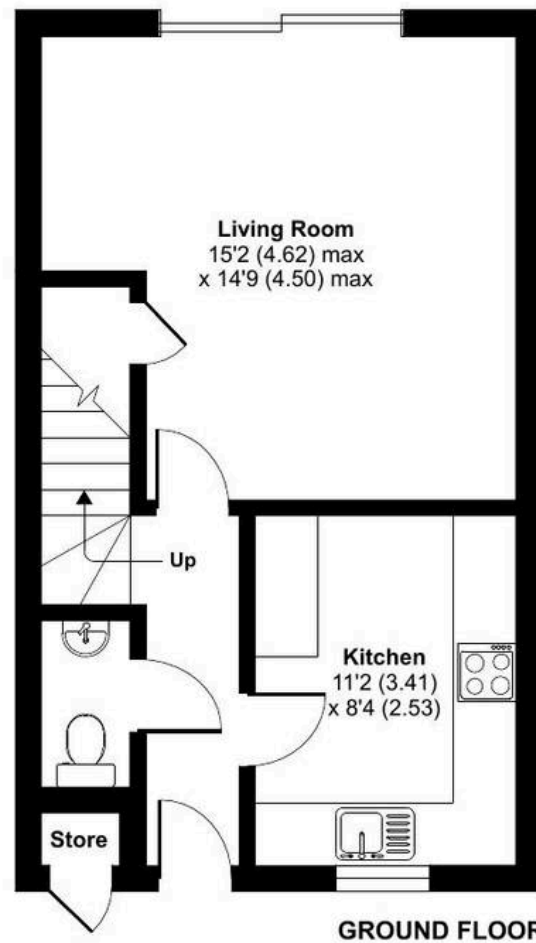




The West Hundreds, Fleet, GU51

Approximate Area = 796 sq ft / 73.9 sq m (excludes store)

For identification only - Not to scale







McCarthy Holden Fleet

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