

1 Richmond Close, Fleet

Fleet

McCarthy Holden

£440,000







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Fleet

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- No Onward Chain
- Two Double Bedrooms
- Drivewway Parking And Garage
- Cul De Sac Location
- Close To Local Amenities
- Close To Fleet Town Centre

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The Property

Situated in a popular residential location in Fleet, this two-bedroom property offers well-proportioned accommodation, a versatile conservatory and a separate garage and is offered to the market with no onward chain.

Accommodation

The bungalow comprises an entrance hall leading to a fitted kitchen, offering a range of storage and worktop space. The living room is a generous reception space, featuring a bay window which allows plenty of natural light and provides an attractive focal point.

The conservatory provides additional reception space and enjoys views over the garden, making it an ideal area for relaxing or entertaining. A family bathroom completes the accommodation.

There are two bedrooms, with bedroom one offering particularly good proportions, while bedroom two provides a versatile space suitable for use as a guest bedroom, home office or dressing room.

Outside

The rear garden is a delightful feature of the property, offering a good-sized lawn surrounded by mature trees, established shrubs and attractive planting, creating a private and secluded outdoor space. A paved seating area provides an ideal spot for outdoor dining and relaxation, while a garden bench offers a peaceful place to enjoy the surroundings. The garden is well enclosed by established greenery, providing a pleasant degree of privacy and a lovely natural setting. To the front of the property there is a separate garage, providing useful storage or parking.

Location

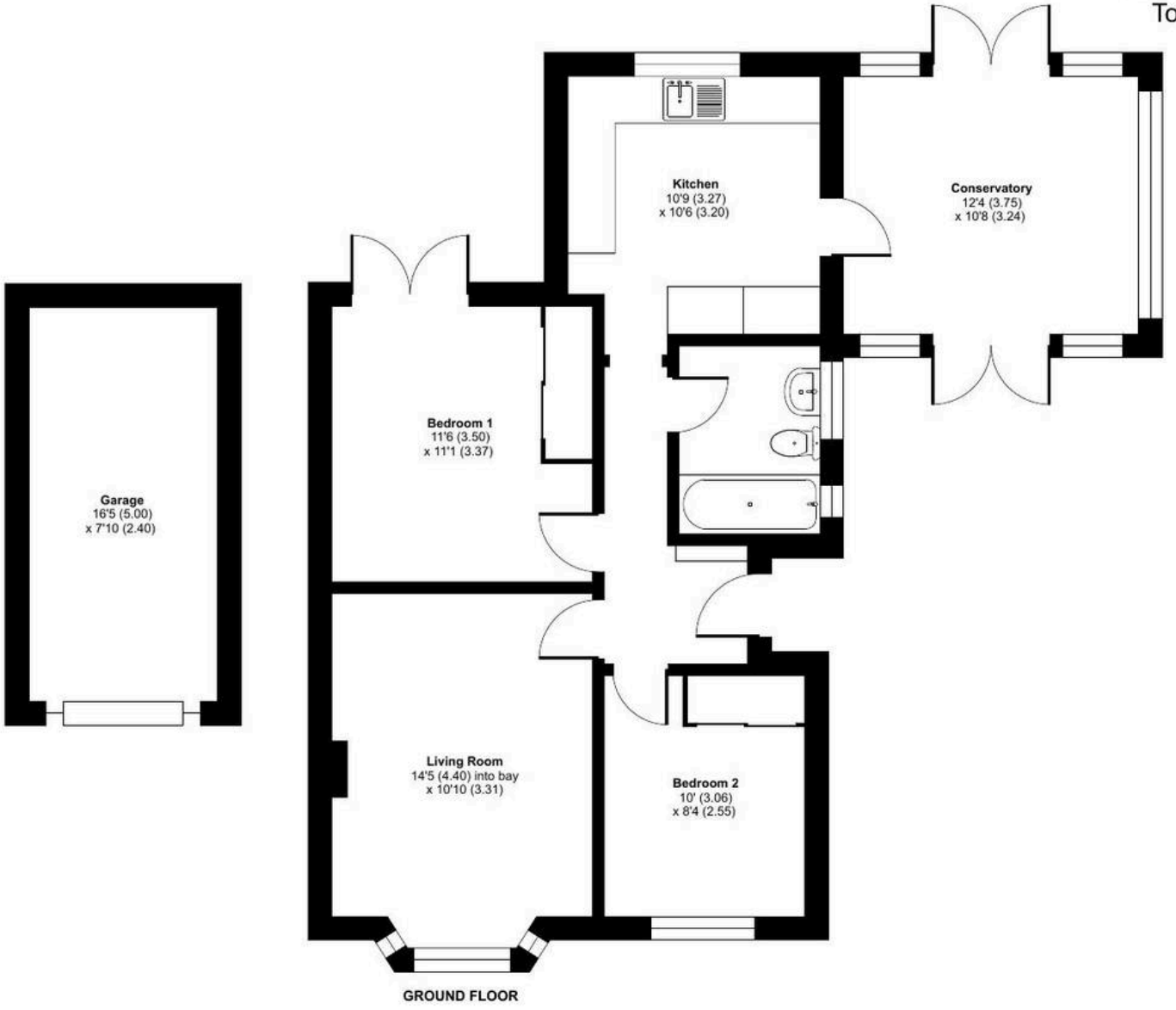
Located in a sought after residential area, this home offers easy access to local amenities, reputable schools, and transport links, making it a superb choice for families seeking both comfort and convenience. Fleet has excellent commuter links by both rail and road. There are regular trains to London 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).





Richmond Close, Fleet, GU52

Approximate Area = 743 sq ft / 69 sq m
Garage = 129 sq ft / 11.9 sq m
Total = 872 sq ft / 80.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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