



Church Road, Fleet
GU51



Beyond your expectations

Delightful family home with wonderful garden in the Blue Triangle

Hamptons International

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Favoured Blue Triangle location | Entrance hall | cloakroom | Sitting room with bay window and open fire | Dining room | Study | Family room | Family kitchen/breakfast room | Conservatory | Utility room | Six bedrooms | Master with balcony | Dressing room and en suite | Family bathroom

Guide Price £1,150,000 Freehold

Description

A well maintained detached family home enjoying a convenient location in the favoured Blue Triangle. From the canopied porch this leads to the reception hall, the sitting room has a front aspect with bay window and open fireplace, there is also access to the dining room. To the front there is a study, a family room to the rear, the kitchen/breakfast room which leads into the conservatory is very well equipped with a range of white gloss units and granite worksurfaces, built in oven and hob, a central island is where the sink and dishwasher can be found, access to the games room can be found through the Kitchen. Upstairs is a generous sized landing, family bathroom, six bedrooms, the master suite has a balcony enjoying a garden aspect, there is also a dressing room and an en suite shower.

with it's good selection of national and independent retailers. The area is renowned for it's good selection of schools including All Saints Junior and Calthorpe Park Secondary School.

Outside

To the rear is a paved terrace leading to the garden which is mainly laid to lawn, there is a useful timber cabin currently in use as a home office together with a raised and covered decked area ideal for outdoor dining and entertaining. To the front there are neat beds and borders, driveway parking for a number of cars leading to the double garage.

Location

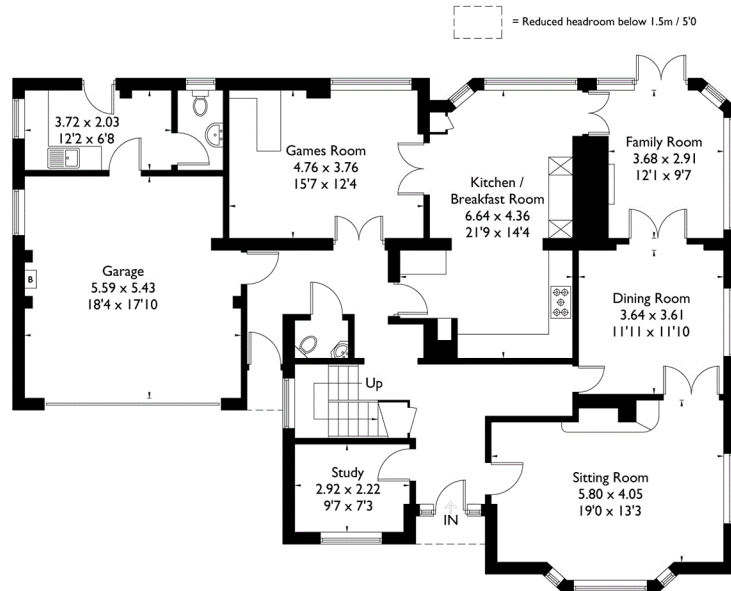
The property occupies a convenient location within the desirable Blue Triangle with access to Fleet's mainline station to London Waterloo in approximately 40 minutes. There is also convenient access to Fleet's High Street,



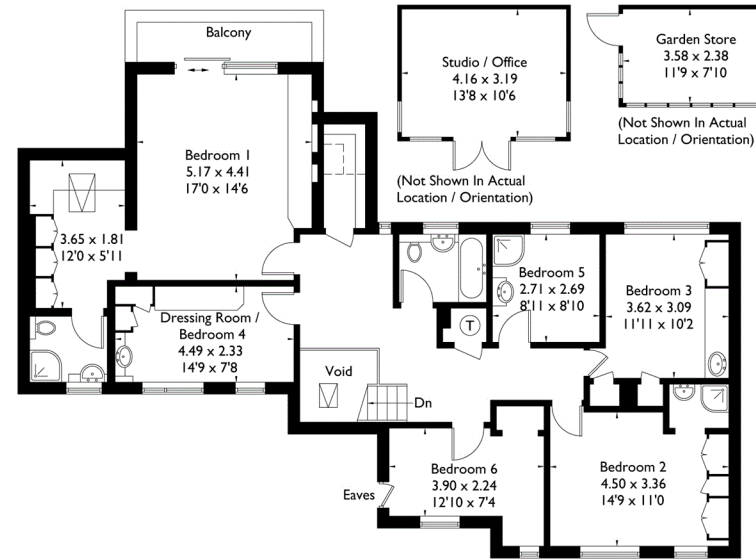
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 297.5 sq m / 3202 sq ft
(Including Garage / Excluding Void)
Outbuildings = 21.6 sq m / 232 sq ft
Total = 319.1 sq m / 3434 sq ft



Ground Floor



First Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 201676

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

