



Dukes Mead | Fleet | Hampshire | GU51 4HE

Asking Price £830,000 Freehold

*Waterford's* W  
Residential Sales & Lettings



Dukes Mead | Fleet  
Hampshire | GU51 4HE  
Asking Price £830,000

Offered to the market is this large 5-bedroom detached family home located in a quiet cul-de-sac with a large corner plot and double garage.

- 5 Good Sized Bedrooms
- 2 Bathrooms (1 en-suite and 1 family)
- 4 Reception Rooms
- Double garage and parking for 4/5 cars
- Catchment area for Calthorpe Park School
- Large corner plot and large garden with a pond
- Council tax band: F

As you enter the property you are greeted by a large entrance hall with storage cupboard to the left hand side and a large study of to the right hand side. To the front of the property you will find the 20' living room with a large bay window flooding the room with natural light. To the rear of the property will find the separate formal dining room with double doors leading through to the additional family room. The open plan kitchen / dining room face out over the private rear garden providing warm and welcoming family accommodation.

As you head upstairs you will find 5 good size bedrooms and 2 bathrooms with the master bedroom suite further benefiting from en-suite bathroom and dual aspect windows.

This home is located in the catchment area for Calthorpe Park School and offers excellent accommodation both upstairs and





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VIEW WITH  
WATERFORDS



down making this the ideal purchase for growing families looking for their perfect home.

Waterfords are delighted to represent this lovely family home, and viewings are highly recommended to truly appreciate the beauty of the home and surrounding areas.

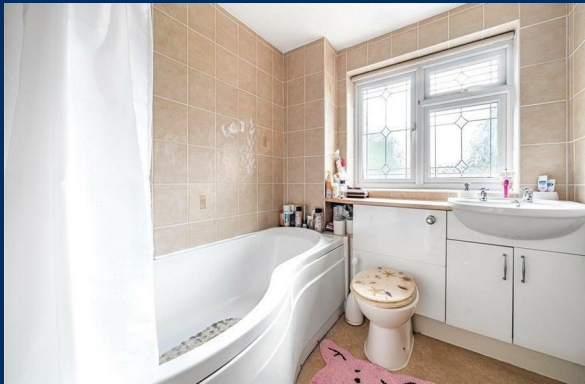
The property is approached by a lovely laid to lawn front garden and driveway large enough for 4/5 cars, further benefitting from a double garage. To the rear of the property is a large rear garden which is mainly laid to lawn backing onto rear gardens providing excellent privacy from all angles.

Located within a 15-minute walk from Fleet town centre and positioned at the end of a quiet cul-de-sac off Dukes Mead gives this property a private and quiet accommodation.

Fleet has a community feel with many local events organised by its local committee including its food festival, Saturday market, carnival, fireworks, and many sports events. Fleet high street boasts an array of bars, restaurants and shops including the Hart shopping centre. Hart leisure centre is also an excellent feature of Fleet, offering a wide range of facilities and home to many local sports and clubs.

Are you looking to buy a property in Fleet? Then Waterfords Estate Agents are here to help you. As your trusted local estate agent in Surrey and Hampshire since 1995, you can ask us any questions about Fleet and the surrounding area. Feel free to pop into our branch in the Hart Centre to talk to us or call us on 01252 623333. We look forward in assisting you with buying a home in Fleet!

Are you wondering: how much is my house worth in Fleet? Waterfords Estate Agents can provide you with a home valuation based on the latest sales agreed for similar properties as well as valuable insights into buyers based on our extensive database. We take an analytical approach to ensuring that your property is priced correctly and ready to be sold quickly. All our advice is free and without obligation.



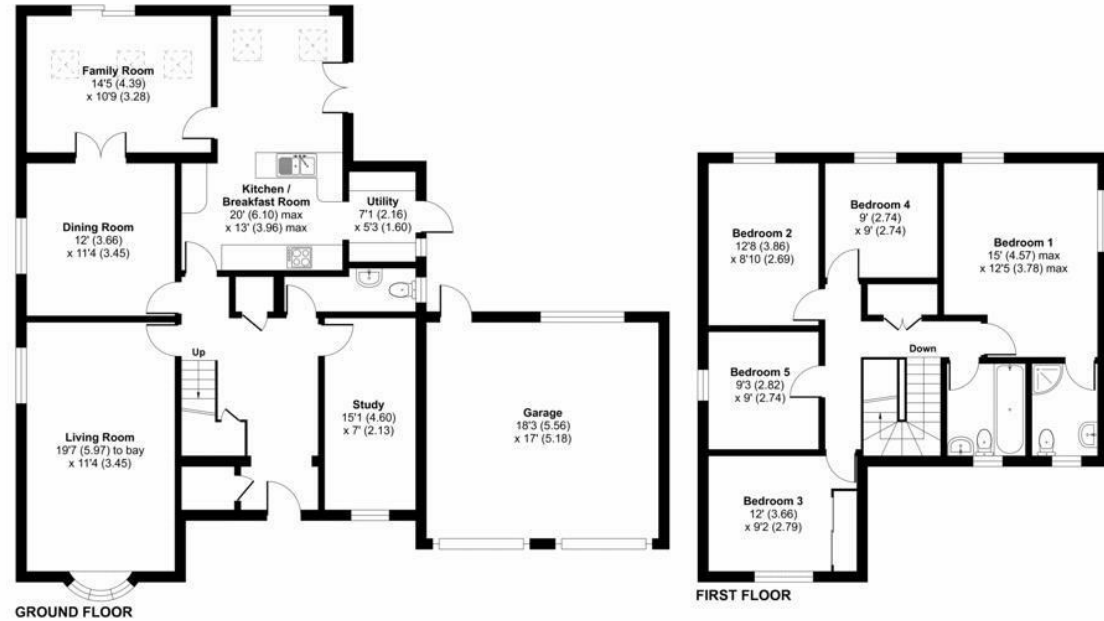
## Dukes Mead, Fleet, Hampshire, GU51

Approximate Area = 1988 sq ft / 184.6 sq m

Garage = 310 sq ft / 28.7 sq m

Total = 2298 sq ft / 213.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Waterfords. REF: 1024180



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-10) C			
(9-9) D		59	80
(8-8) E			
(7-7) F			
(1-1) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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