



Wintney Street | | Fleet | GU51 1AL

Asking Price £485,000

*Waterford's* W  
Residential Sales & Lettings

Wintney Street |  
Fleet | GU51 1AL  
Asking Price £485,000

Offered to the market in excellent condition throughout is this large 3/4-bedroom town house located on the ever popular Elvetham Heath development.

- 3/4 Bedrooms
- Air Conditioned Bedrooms
- Closed Chain at the Top
- Garage and Off-Street Parking
- 3 Floors of Accommodation
- Quiet No Through Road
- Excellent Condition Throughout
- Popular Elvetham Heath Development
- Council Tax Band: E

Offered to the market with a closed chain is this well presented 3-bedroom townhouse in the popular Elvetham Heath development. As you enter the property you are greeted by a large entrance hall with a study or dining room off to the right-hand side followed by a downstairs cloakroom. There is potential to make this into another bedroom and converting the WC into a shower room. To the rear of the property is the recently re-fitted





kitchen/breakfast room, benefiting from built in appliances, instant boiling water tap, ample storage cupboards and sliding doors leading into the rear garden. As you head upstairs to the first floor you will find another reception room with a feature gas fireplace (capped), a double bedroom overlooking the rear garden and the family bathroom. On the top floor you will find the 2nd bedroom with full built in wardrobes and the master bedroom suite with en-suite bathroom. A key feature of this home is the current owners have added black out blinds and air conditioning to the top floor making these rooms comfortable all year round. The property has undergone further improvements including a new boiler and smart heating system.

To the rear of the property you will find the enclosed rear garden enclosed by panel fencing with a private patio area ideal for alfresco dining and an area of artificial area lawn. A rear gate from the garden provides access to the garage and allocated parking space. There is additional visitor parking out the front of the property.

Nestled in the heart of Elvetham Heath within walking distance to Morrisons superstore, Elvetham Heath primary school and De Havilland Arms pub. The Elvetham Heath



Nature Reserve is also within comfortable walking distance, offering some large open spaces on your doorstep for the family to enjoy. There are excellent commuter routes, with Fleet mainline station and M3 motorway easily accessible.

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. Book your viewing today!

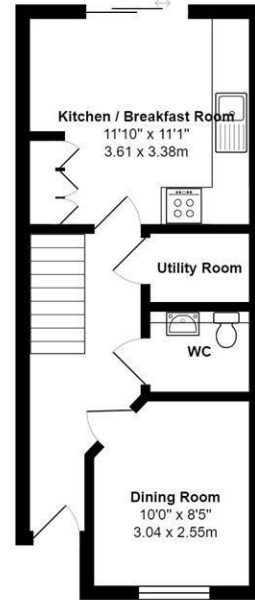
Are you looking to buy a property in Fleet? Then Waterfords Estate Agents are here to help you. As your trusted local estate agent in Surrey and Hampshire since 1995, you can ask us any questions about Fleet and the surrounding area. Feel free to pop into our branch in the Hart Centre to talk to us or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

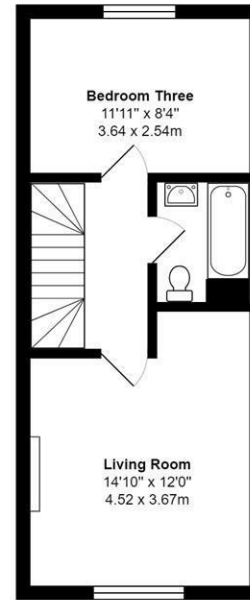




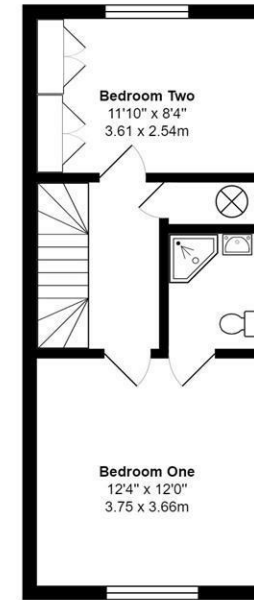
55, Wintney Street, Fleet, GU51 1AL



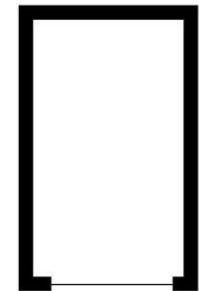
**Ground Floor**  
Area: 353 ft<sup>2</sup> ... 32.8 m<sup>2</sup>



**First Floor**  
Area: 364 ft<sup>2</sup> ... 33.8 m<sup>2</sup>



**Second Floor**  
Area: 364 ft<sup>2</sup> ... 33.8 m<sup>2</sup>



**Garage**  
Area: 113 ft<sup>2</sup> ... 10.5 m<sup>2</sup>

Total Area: 1193 ft<sup>2</sup> ... 110.9 m<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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