



Clarence Road | | Fleet | GU51 3RZ
Offers In Excess Of £550,000

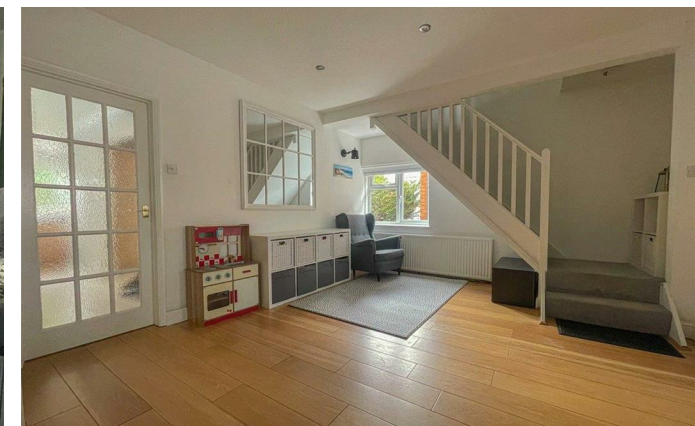
Waterfords W
Residential Sales & Lettings

Clarence Road |
Fleet | GU51 3RZ
Offers In Excess Of £550,000

Offered to the market is this well presented and extended four double bedroom property within a short walk to Fleet town centre and mainline station.

- Four Double Bedrooms
- Open Plan Living
- South-Facing Garden
- Town Centre Location
- Council Tax Band: E
- Newly Renovated Garden Room
- Kitchen / Breakfast Room
- Three Reception Rooms
- Walking Distance To Fleet Station

Upon entering the property, you are greeted by an entrance hall which leads onto the lounge featuring a bay window and a unique working fire with a floor to ceiling stone surround. The property boasts open plan living throughout the ground floor accommodation and flows well into a large dining room, where you find the stairs to the first-floor accommodation. There is also a study off the dining room and then towards the rear of the



AVAILABLE TO
VIEW WITH
WATERFORDS



property, the large kitchen / breakfast room provides a range of wood effect units, built-in oven, hob, extractor, washing machine, and dishwasher. A cloakroom to the rear of the property completes the ground floor accommodation.

To the first floor, there are four double bedrooms with the master bedroom benefitting from built-in wardrobes. There is also a four-piece suite bathroom and airing cupboard which completes the first-floor accommodation.

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.

To the front of the property, there is driveway parking which provides access to the single garage which could be converted into a further reception room. The rear garden is enclosed and south facing providing plenty of sun throughout the day and is mainly laid to lawn with a patio area. Additionally, to the rear of the property you will find the newly renovated garden room which is ideal for a home office or gym.

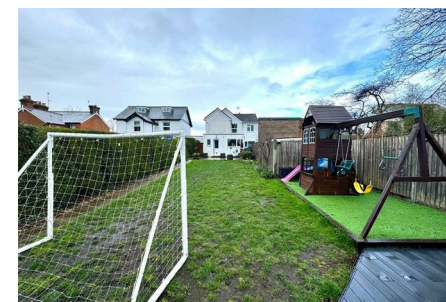
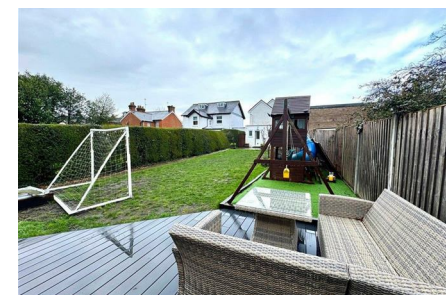
Fleet has excellent commuter links by both rail

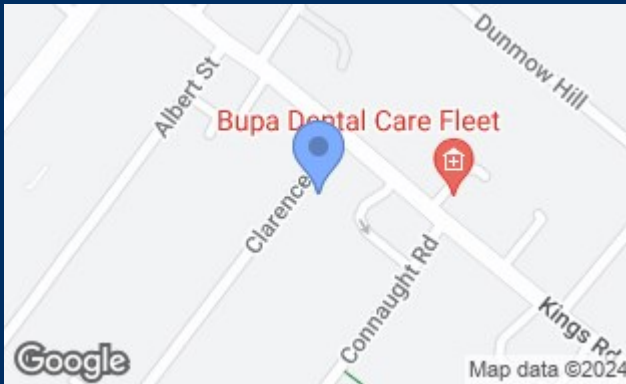
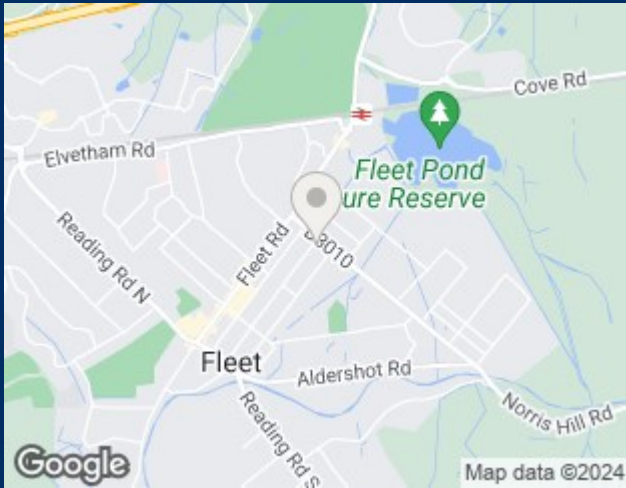
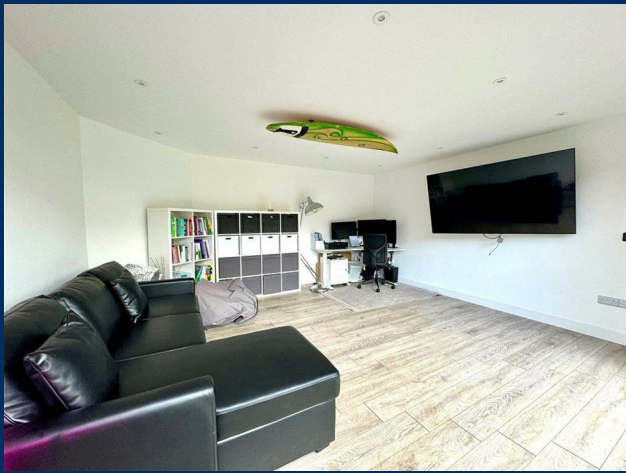


and road. There are regular trains to London Waterloo taking around 43 minutes and the town is located off Junction 4a of the M3 motorway which links to the M25. Fleet town centre offers comprehensive shopping and leisure facilities, schools for all age groups, churches of various denominations and various health care services.

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 . We look forward in assisting you with buying a home in Fleet!

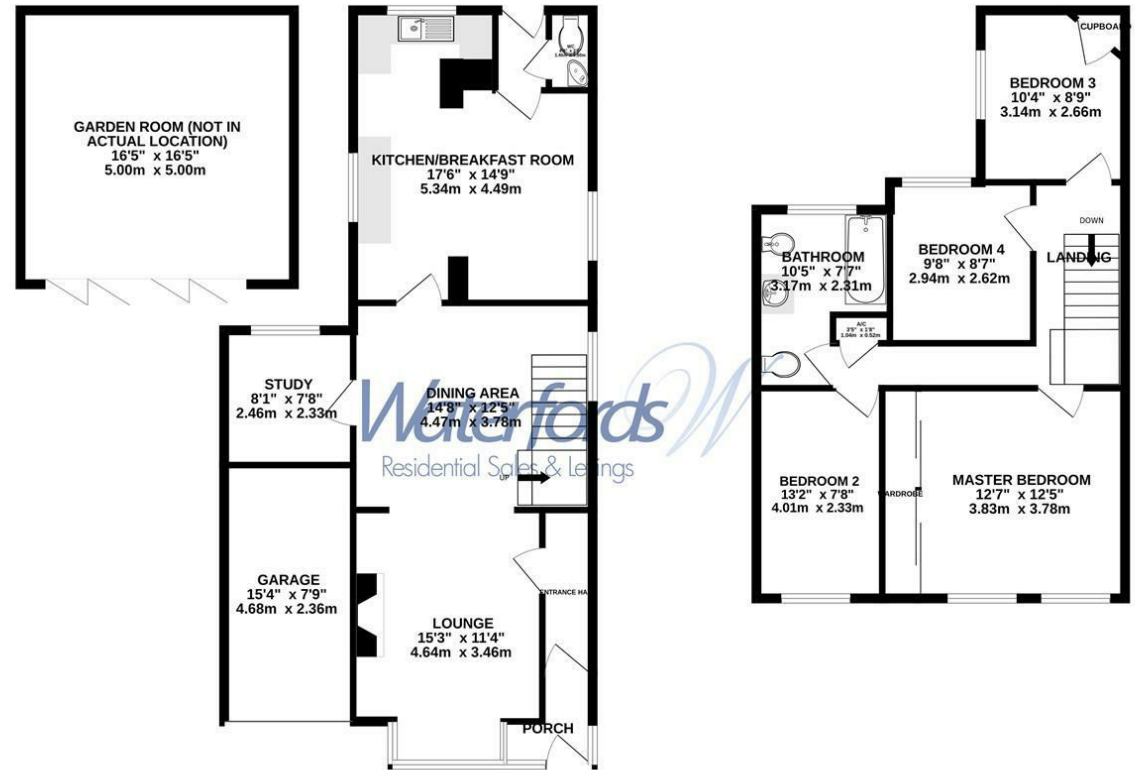
Are you wondering: how much is my house worth in Fleet? Waterfords Estate Agents can provide you with a home valuation based on the latest sales agreed for similar properties as well as valuable insights into buyers based on our extensive database. We take an analytical approach to ensuring that your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





GROUND FLOOR
1075 sq.ft. (99.9 sq.m.) approx.

1ST FLOOR
627 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 1702 sq.ft. (158.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	75
(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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