



Teaseltun | | Fleet | GU51 5BY

Offers In Excess Of £550,000

Waterford's W
Residential Sales & Lettings

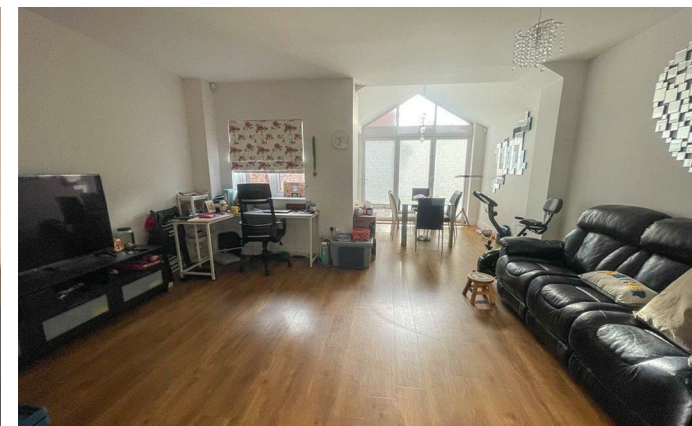
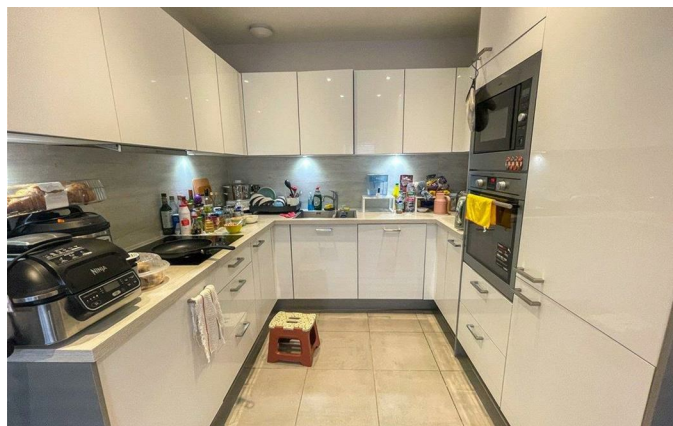
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Situated on the popular Edenbrook development, this three bedroom semi-detached residence was constructed by Berkley Homes to a high specification throughout and offered with no onward chain complications.

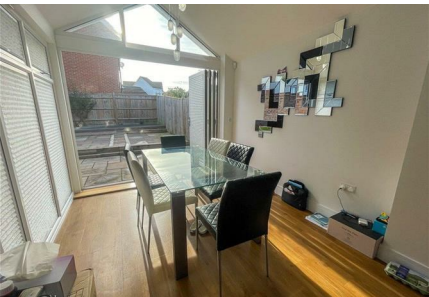
- Three Bedroom Family Home
- Situated in Edenbrook Development
- Two En-Suites and Family Bathroom
- Semi-Detached Home
- No Onward Chain
- Open Plan Kitchen/Breakfast Room with Feature Bay Window
- Driveway and Garage
- Council Tax Band: E

A three-bedroom semi-detached home in Edenbrook, offered for sale, surrounded by 82 acres of country park.

The property, which is set over three floors, was constructed by Berkley Homes exceptional quality of build and high specification finishes throughout, with wooden flooring throughout and underfloor heating to ground floor with radiators to all other floors.



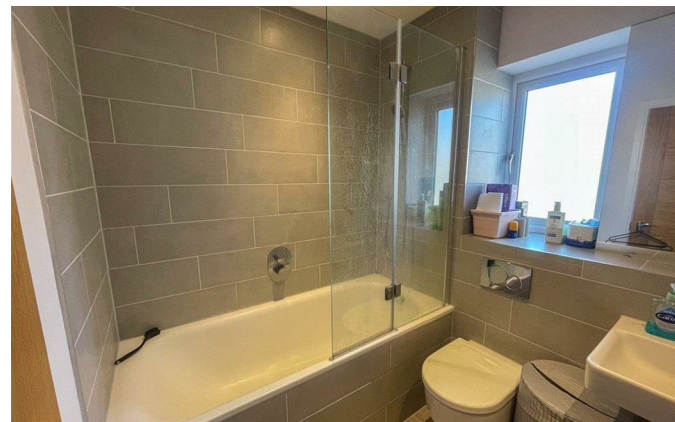
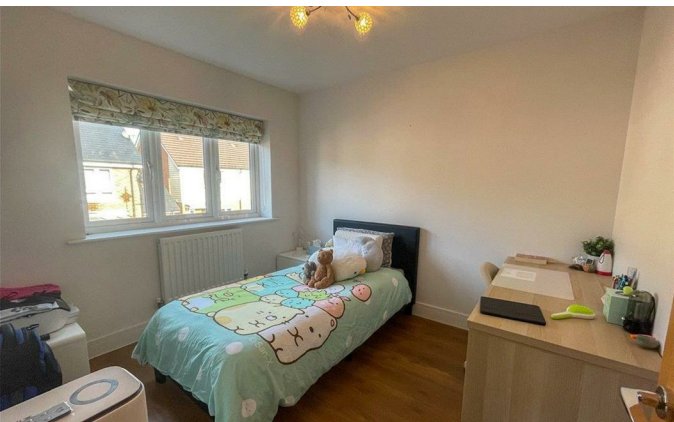
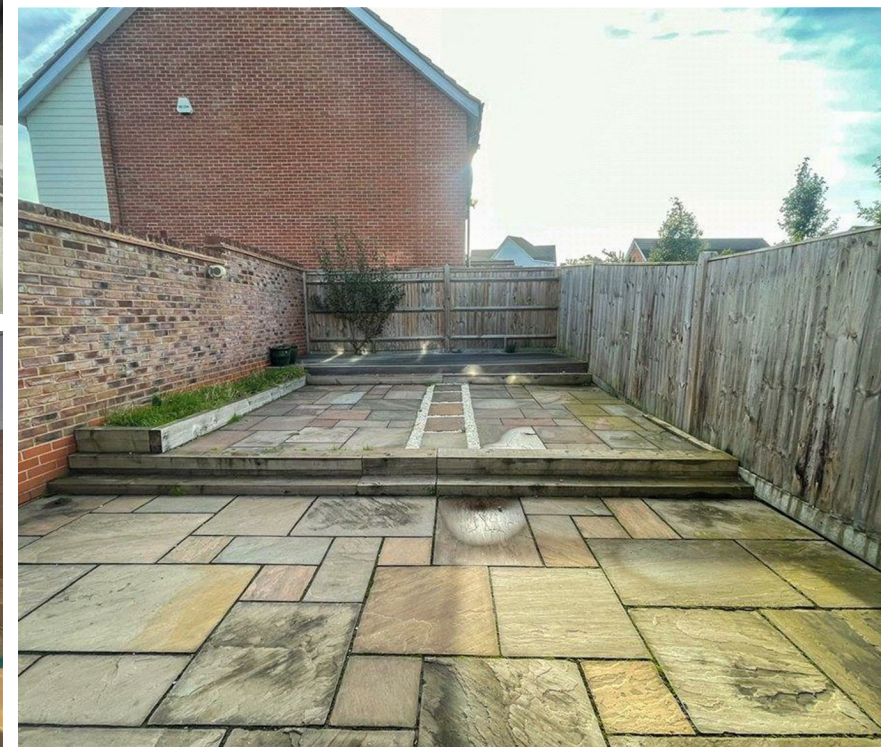
AVAILABLE TO
VIEW WITH
WATERFORDS!



Ceramic floor tiles to kitchen/breakfast, cloakroom, and all bathrooms. There is also a garage with electric door and driveway parking for two vehicles. The property welcomes you into an entrance hall, which offers central access to the downstairs cloakroom, kitchen/breakfast room with a bay window, an Alno fitted kitchen with a variety of integrated appliances and including granite worksurfaces. The open plan living/dining room with a featured bright and airy vaulted ceiling dining area benefits from bi-folding doors leading out to the garden. The first-floor features three well-proportioned bedrooms and a family bathroom, with particular note to the Master bedroom which features a walk-in dressing room and a four-piece ensuite. To the second floor, there is a study area and a double bedroom that benefits from a three-piece ensuite. Further benefits of this property are the fitted wardrobes, a security alarm fitted, wooden flooring throughout for easy maintenance, all blinds and curtains included, three bathrooms and a WC.

To the front, the property benefits from driveway parking for one vehicle with further visitor parking available and attached single garage, with and electric door, power and lighting. The rear garden is of a generous size and mainly paved patio area ideal for alfresco dining, along with side access to the garage.

The property is conveniently situated for local amenities including schools and sports facilities and is set within the Country Park. Fleet town centre and Fleet mainline railway station (London Waterloo from 43 minutes) are easily accessible, along with the M3 (Junction 4A) to London or Southampton close by. The picturesque villages of Dogmersfield, Crondall and Ewshot are within a short drive. Fleet has



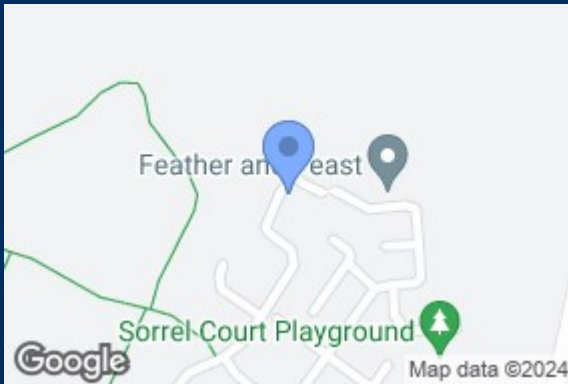
excellent commuter links by both rail and road. There are regular trains to London Waterloo taking around 43 minutes and the town is located off Junction 4a of the M3 motorway which links to the M25. Fleet town centre offers comprehensive shopping and leisure facilities, schools for all age groups, churches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

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.

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
809 sq.ft. (75.1 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



2ND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 1728 sq.ft. (160.5 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			92
(81-91) B		85	
(69-80) C			
(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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