



Barford Close | | Fleet | GU51 3HJ

Asking Price £630,000

Waterfords
Residential Sales & Lettings

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Fleet | GU51 3HJ
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Offered to the market with no onward chain complications is this spacious 4-bedroom linked detached family home fronting onto Woodlands providing walking routes to Fleet pond and Basingstoke Canal.

- 3/4 Bedrooms
- 2/3 Reception Rooms
- Linked-Detached Family Home
- Fronting Onto Woodlands
- Quiet No-Through Road
- West Facing Garden
- Garage and Driveway Parking
- No Onward Chain
- Council Tax Band: E

If you are looking for a chalet bungalow look no further than Barford Close which is situated in a private cul de sac fronting onto woodland with tranquil pathways accessing Fleet Pond nature reserve and the Basingstoke Canal.

Upon entering this lovely home you are greeted by a light and spacious entrance hall which provides access to all the downstairs rooms including an L shaped principle reception room with Dining area which could easily be opened





up to en-corporate an open plan area with the kitchen. On the back of the ground floor accommodation is a sitting area with sliding patio doors and window overlooking the garden, a feature coal effect fire enhances the homely feel.

Two large bedrooms to the ground floor are served by a refitted shower/cloakroom and staircase to the first floor.

The kitchen has been refitted in recent years and provides a plethora of wall and base units and counter work surfaces. The Kitchen includes most modern appliances by Bosch including double oven, hob and integrated dishwasher. A double glazed door from the kitchen serves one side of the house and access to a single garage with personal door to the rear garden.



Staircase provides access to the first floor landing and good sized airing cupboard. Further doors to the two principle bedrooms to the rear and front aspects. All the bedrooms are served by the main refurbished Bathroom.

The outside which is a real feature of this home with the front aspect directly overlooking woodland and providing excellent off road parking for at least 4 cars.

To the rear this lovely open space has been regularly professionally maintained by the present owner. The garden which is a westerly aspect has a central area of artificial grass with well



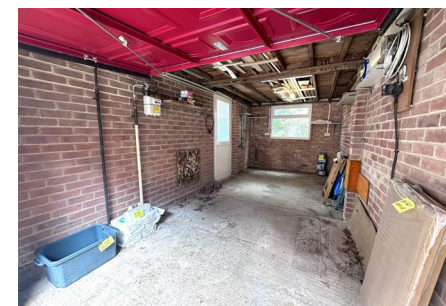
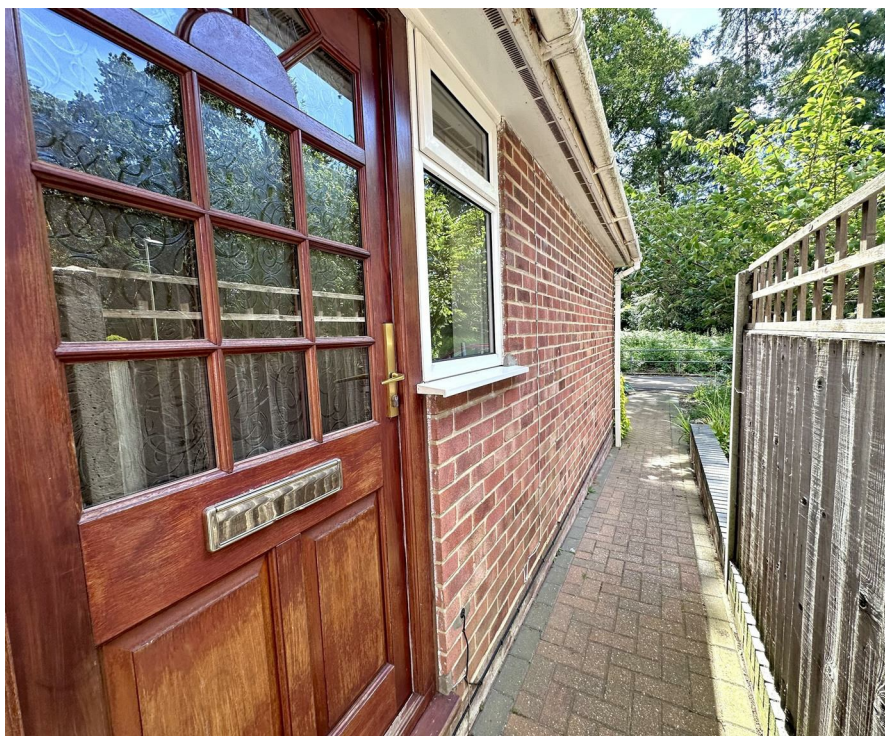


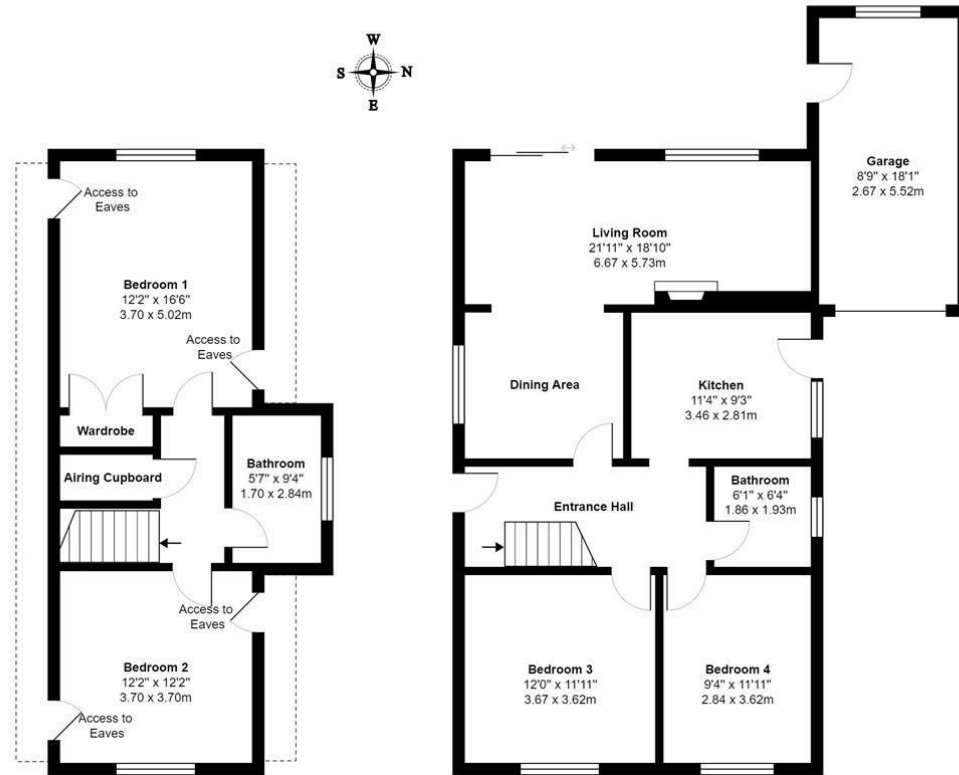
tendered flower and shrub borders, two independently accessed patios the principle area immediately adjacent to the property. The garden features a mature central Oak but is open enough to enjoy sunny days in the sun.

Waterfords are delighted to represent this family home, and viewings are highly recommended to truly appreciate the beauty of this home and the surrounding areas. Don't miss this opportunity to own a piece of this vibrant community

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!

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Total Area: 1499 ft² ... 139.2 m²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		53	
(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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