



Tithing Road | | Fleet | GU51 1GG

Asking Price £455,000

*Waterford's* W  
Residential Sales & Lettings

Tithing Road |  
Fleet | GU51 1GG  
Asking Price £455,000

A well presented modern 3-bedroom, 2-bathroom semi-detached family home located in a quiet cul-de-sac location on Elvetham Heath offered with no onward chain complications.

- Semi Detached Family Home
- Three Bedrooms
- Garage & Parking
- Enclosed Rear Garden
- No Onward Chain
- En-Suite and Family Bathroom
- Elvetham Heath Development
- Council Tax Band: D

A well presented modern three bedroom semi-detached family home located in a quiet cul-de-sac location on Elvetham Heath. As you enter the property the downstairs WC is just to your right-hand side and the large living room just off to the left-hand side. To the rear of the property you will find the semi open plan kitchen / dining room benefitting from built-in appliances and French doors leading onto the decking and rear garden. As you head upstairs





you will find three bedrooms and two bathrooms, with the master suite benefitting from built in wardrobes and En-suite bathroom.

To the rear you will find a decking area ideal for alfresco dining along with the well-maintained enclosed garden which offers privacy and backs onto Elvetham Heath nature reserve. The property benefits from a single garage, with up and over door and access through into the rear garden, and driveway parking for 2 cars.



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.



Are you looking to buy a property in Fleet? Then Waterfords Estate Agents are here to help

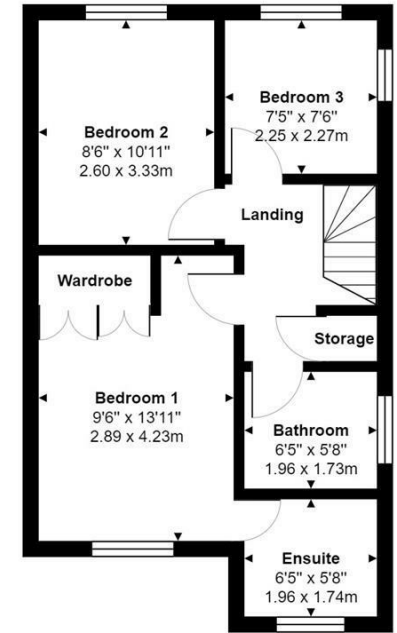
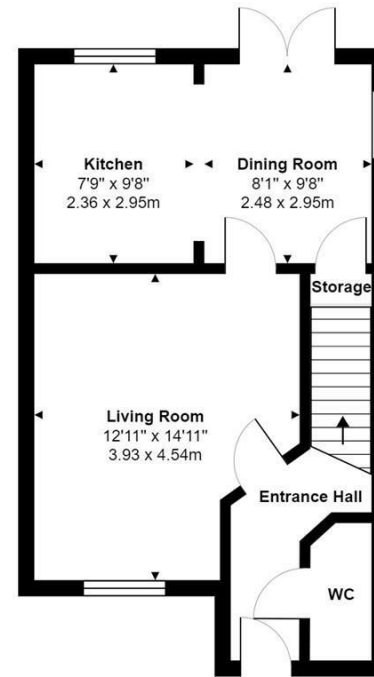
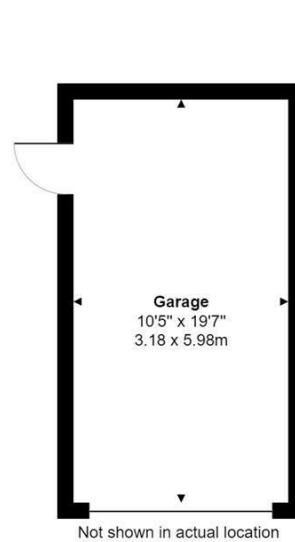




you. As your trusted local estate agent in Surrey and Hampshire since 1995, you can ask us any questions about Fleet and the surrounding area. Feel free to pop into our branch in the Hart Centre to talk to us or call us on 01252 623333. We look forward in assisting you with buying a home in Fleet!

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.





Total Area: 1082 ft<sup>2</sup> ... 100.6 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			90
(81-91) B		78	
(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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