



Buchanan Mews | | Fleet | GU51 3FR

Asking Price £865,000

Waterfords W
Residential Sales & Lettings

Buchanan Mews |
Fleet | GU51 3FR
Asking Price £865,000

Offered to the market in stunning condition throughout and situated in a private cul-de-sac is this lovely 4-bedroom detached family home.

- 4 Bedrooms
- 3 Bathrooms
- South Facing Garden
- Open Plan Kitchen/Dining Room
- Single Garage
- Private cul-de-sac
- Walking Distance to Fleet Town & Station
- Council Tax Band: F

Nestled in a private cul-de-sac occupying a corner plot this property offers versatile living accommodation.

As you enter the property you are greeted by a large entrance hall with a downstairs cloakroom off to the left. There is an additional reception room perfect for a home office, or nursery / playroom. Walking through double doors leads through to the family living room with French doors opening out onto the patio. As you walk to the rear of the property you are greeted by the



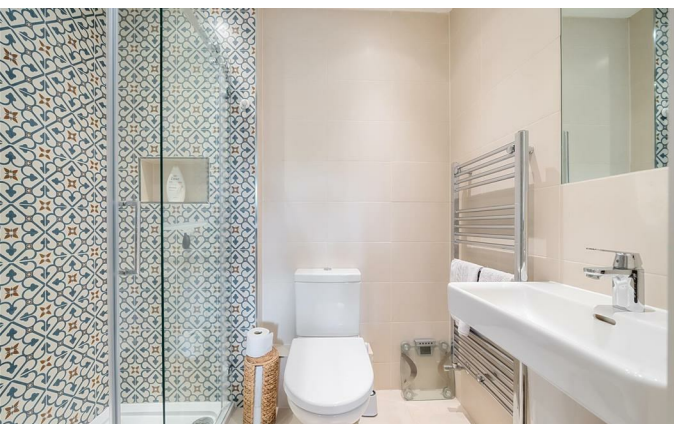
AVAILABLE TO
VIEW WITH
WATERFORDS



large open plan kitchen / dining room with French doors leading onto the patio. As you walk upstairs you will be greeted by the large landing which gives way to the large modern family bathroom. Bedrooms one and two both have large en-suite bathrooms, and all four bedrooms are good sizes and have the additional benefit of convenient built in storage.

To the front of the property there is a driveway for two / three cars with an additional single integral garage. As you step out the rear of the property you will find the private south facing garden which is mainly laid to lawn with additional patio area perfect for alfresco dining. The garden is a great sun trap and the mature trees provide great privacy.

Fleet has a community feel with many local events organised by its local committee including its food festival, Saturday market, carnival, fireworks, and many sports events. Fleet high street boasts an array of bars, restaurants and shops including the Hart shopping centre. Hart leisure centre is also an excellent feature of Fleet, offering a wide range of facilities and home to many local sports and clubs. Well positioned for access to the M3 and other major road links, along with its mainline station providing fantastic rail links to Waterloo, Basingstoke, and Southampton. Easy access to surrounding countryside including Fleet Pond nature reserve, a notable beauty spot. In addition, Fleet has recently been voted the best place to live in the



UK by the Halifax quality of life study and making Fleet a popular choice for families and commuters alike.

Waterfords are delighted to represent this stunning property and viewings are highly recommended to truly appreciate the opportunity. Book your viewing today!

Disclaimer: Please note there is an estate charge of £350 per annum.

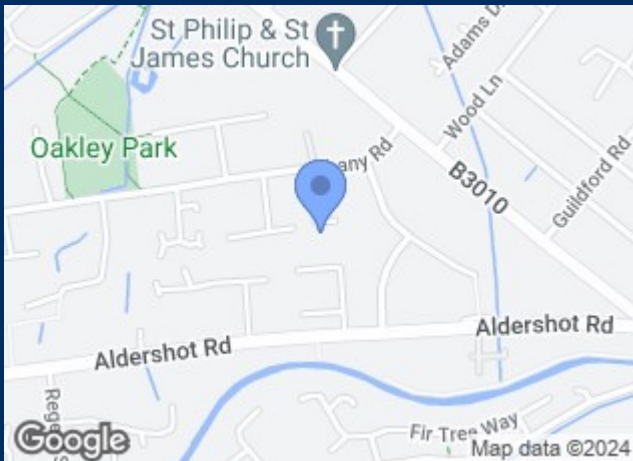
Are you looking to buy a property in Fleet? Then Waterfords Estate Agents are here to help you. As your trusted local estate agent in Surrey and Hampshire since 1995, you can ask us any questions about Fleet and the surrounding area. Feel free to pop into our branch in the Hart Centre to talk to us or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



Potential to extend further out the rear STPP.





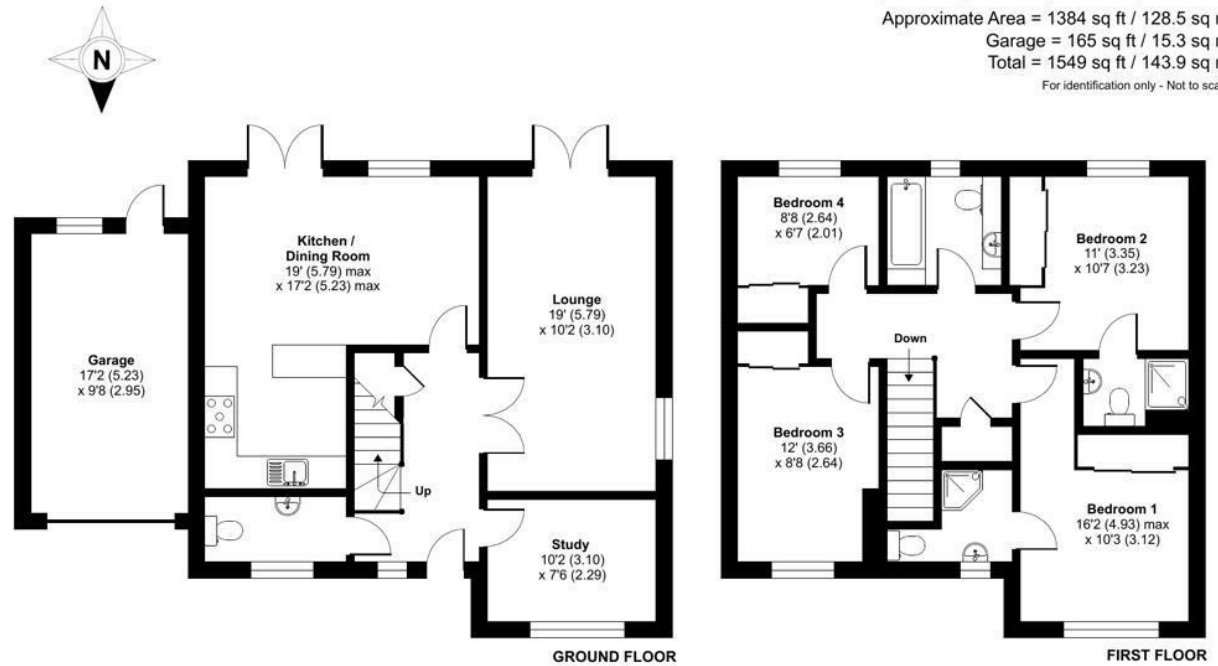
Buchanan Mews, Fleet, Hampshire, GU51

Approximate Area = 1384 sq ft / 128.5 sq m

Garage = 165 sq ft / 15.3 sq m

Total = 1549 sq ft / 143.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richecom 2023. Produced for Waterfords. REF: 967451



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 88 |
| (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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