



Kenilworth Road | | Fleet | GU51 3DA

Asking Price £950,000

Waterford's W
Residential Sales & Lettings

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Offered to the market is this large 5 double bedroom detached family residence situated in a quarter of an acre plot at the end of a quiet no through road.

- 5 Double Bedrooms
- 0.27 Acre Plot
- 27' Kitchen / Dining Room
- Over 3000 sq ft of Accommodation
- High Ceilings Throughout Downstairs
- Large Detached House
- Quiet No Through Road
- Southerly Facing Rear Garden
- Original Feature Fireplaces
- Council Tax Band: E

As you enter the property you are greeted by a large entrance hall and you will immediately notice the high ceilings throughout the downstairs. To the right-hand side you will find the dining room with bay fronted windows followed on by the study with views over the rear garden. At the end of the entrance hall the property benefits from an additional downstairs shower room. To the left-hand side you will find the large family room which original feature fireplaces, this room has been opened out providing ample space for family and friends. To the rear of the property is the 27' kitchen / dining room with a large Victorian conservatory off the back. Off the kitchen





you will find the double garage which has currently been converted into an additional reception room however, still contains the up and over garage door so can be converted back into additional parking if needed.

As you head upstairs you will find the split level L-shaped landing which gives way to the 5 double bedrooms and 2 bathrooms. All bedrooms benefit from additional eaves storage and large dormer windows which flood the upstairs with natural light. The master bedroom suite benefits from built in wardrobes with a large 4 piece en-suite bathroom.

As you step out the rear of the property you will be greeted by a large patio area and the stunning gardens. The rear garden is South East facing and stretches back approximately 150 feet with mature trees either side provide a private, peaceful retreat. In total the plot size is approximately 0.27 acres. There have been recent works carried out on the roof which comes with a 10 year guarantee.



This property is approached by a large gravel driveway with space for 2-3 cars with a separate path leading to the front door. There is also a double garage which is currently being used as a games room but could be converted back to a garage if needed with up and over door still in situ.



This property is in need of modernisation however, presents an excellent opportunity for new buyers to create a stunning family home and put their own stamp on their new home.



Situated in the ever-popular Pondtail area, this stunning home is within walking distance to Fleet town centre. The property also benefits from being



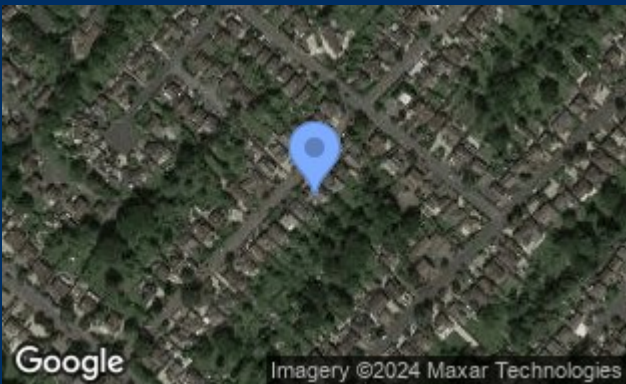
close to local amenities and is within a short distance of Fleet train station and excellent local schools with the property sitting within catchment for Fleet Infants, Velmead Juniors and Calthope Park Schools. Fleet Pond is just less than a 10-minute walk from the property and Fleet high street boasts 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.

Waterfords are delighted to represent this lovely family home, and viewings are highly recommended to truly appreciate the potential of this 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.





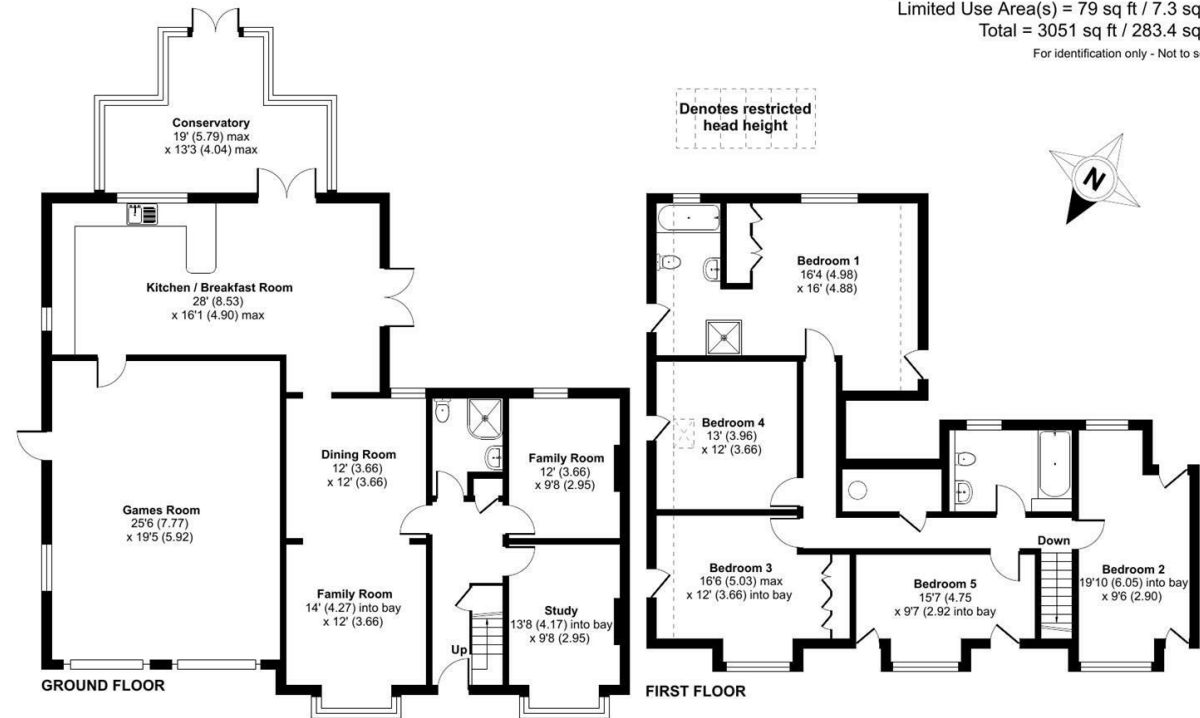
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Approximate Area = 2972 sq ft / 276.1 sq m

Limited Use Area(s) = 79 sq ft / 7.3 sq m

Total = 3051 sq ft / 283.4 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). © ricscom 2024. Produced for Waterfords. REF: 1162578



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	81
(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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