



Warren Close | | Fleet | GU52 7LT

Asking Price £725,000    Freehold

*Waterford's* W  
Residential Sales & Lettings

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Fleet | GU52 7LT  
Asking Price £725,000

Offered to the market with no onward chain complications is this extended chalet bungalow close to Fleet town centre and train station with a large driveway and attached single garage.

- Detached Chalet Style Property
- Two Reception Rooms
- Cul De Sac Location
- Parking For Several Vehicles
- Walking Distance to Local Amenaties
- Five Bedrooms
- Open Plan Kitchen/Breakfast Room
- No Onward Chain
- In Need of Modernisation
- Council Tax Band: F

As you enter the property you will find three good sized downstairs bedrooms with the largest room benefitting from built in storage. the downstairs family bathroom is closely situated to all the principle ground floor bedrooms in addition to the large storage cupboard. To the rear of the spacious ground floor of the property is the large living / dining room with dual aspect windows flooding this





room with natural light and a feature fireplace. The kitchen / breakfast room extended in recent years provides ample storage in addition to the built in appliances and benefits from a skylight and French doors leading onto the patio area in the rear garden. Off to the left-hand side of the kitchen there is also a separate store room that can be used as a utility area. As you head upstairs you will find a further 2 large bedrooms with the master suite containing the en-suite bathroom and further benefitting from full length built in wardrobes.



A real feature of the property is a large driveway with enough space for 4-5 cars with an additional attached garage. Side access to this lovely home leads around to an enclosed rear garden with patio area and mature trees providing peace and privacy.



Situated in on Warren Close, this property boasts a quiet location less than a 5-minute walk from Velmead Woods providing ample walking routes for everyone to enjoy. 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. Basingstoke Canal is just less than a





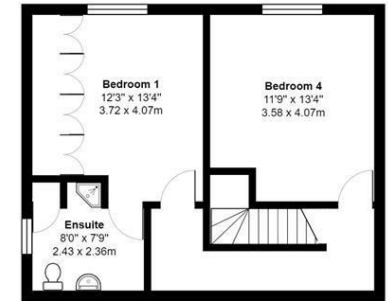
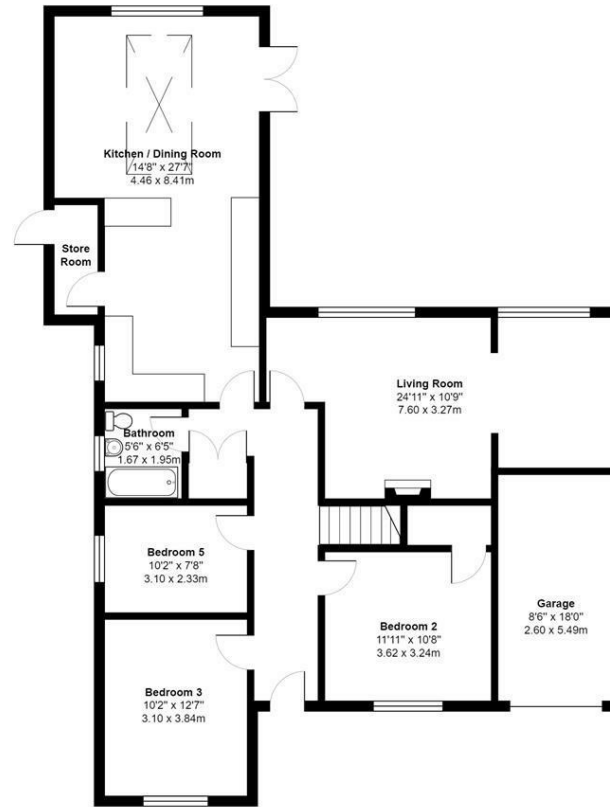
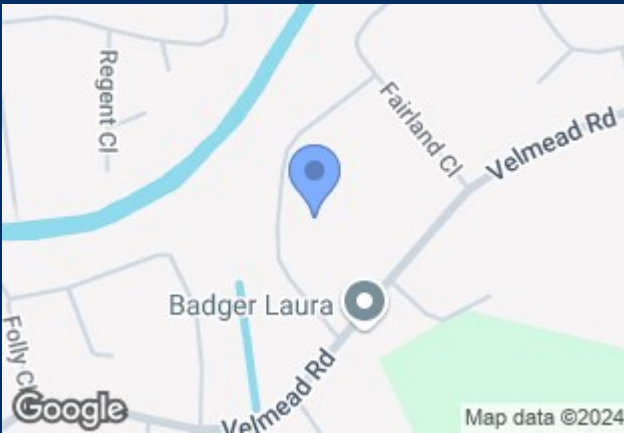
10-minute walk from the property and Fleet high street boasts an array of bars, restaurants and shops including the Hart Shopping Centre. Hart Leisure Centre is also an excellent feature of Fleet, offering a wide range of facilities and home to many local sports and clubs.

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

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: 1869 ft² ... 173.6 m²

All measurements are approximate and for display purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			83
(81-91) <b>B</b>			
(69-80) <b>C</b>		68	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

39 The Hart Centre  
 Fleet  
 Hampshire  
 GU51 3LA  
 01252 623333  
 fleet@waterfords.co.uk