



Camden Walk | | Fleet | GU51 3EW

Asking Price £620,000 Freehold

*Waterfords* W  
Residential Sales & Lettings

Camden Walk |  
Fleet | GU51 3EW  
Asking Price £620,000

Offered to the market with no onward chain complications is this spacious 3-bedroom, 2-bathroom detached family home situated at the end of a private cul-de-sac in the ever popular Pondtail area of Fleet.

- 3 Bedrooms
- 2 Bathrooms
- No Onward Chain
- Private Rear Garden
- Quiet Cul-De-Sac Location
- Walking Distance to Fleet Pond
- Regularly Visited by Local Foxes and Badgers
- Detached Family Home
- Council Tax Band: F

### One for animal lovers!

This lovely detached home is situated in a quiet cul-de-sac location in Pondtail, within easy walking distance of Fleet Pond nature reserve and Train station.

From the Front door the entrance hall provides access to the study with views to the Front Garden and staircase to the First floor as well as a downstairs WC, walk-in cloaks cupboard and under stairs storage. The deceptively spacious reception rooms includes a bright and sunny front aspect and feature ornamental fireplace and





double doors leading through to the kitchen and dining area at the rear of the property. The kitchen benefits from a multitude of appliances including a double oven, fridge / freezer, large gas hob, washing machine and dishwasher. Heading upstairs you are greeted by a spacious landing which leads through to the three bedrooms and two bathrooms. Bedrooms 1 and 2 are both double rooms further benefitting from built in wardrobes. The fourth bedroom has been converted into an additional family bathroom for ease but can be converted back into a fourth bedroom if you are in need of additional bedroom space.



This lovely home is situated at the back of a private cul-de-sac in the Pondtail area of Fleet and features a driveway for 2 cars in addition to the large single garage. There is side access that leads round to the rear garden which is an animal lovers paradise and frequently visited by local wildlife including foxes and badgers. You will find a large patio area with a pond followed by the lawn area of the rear garden which is screened by mature trees providing privacy all year round.



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





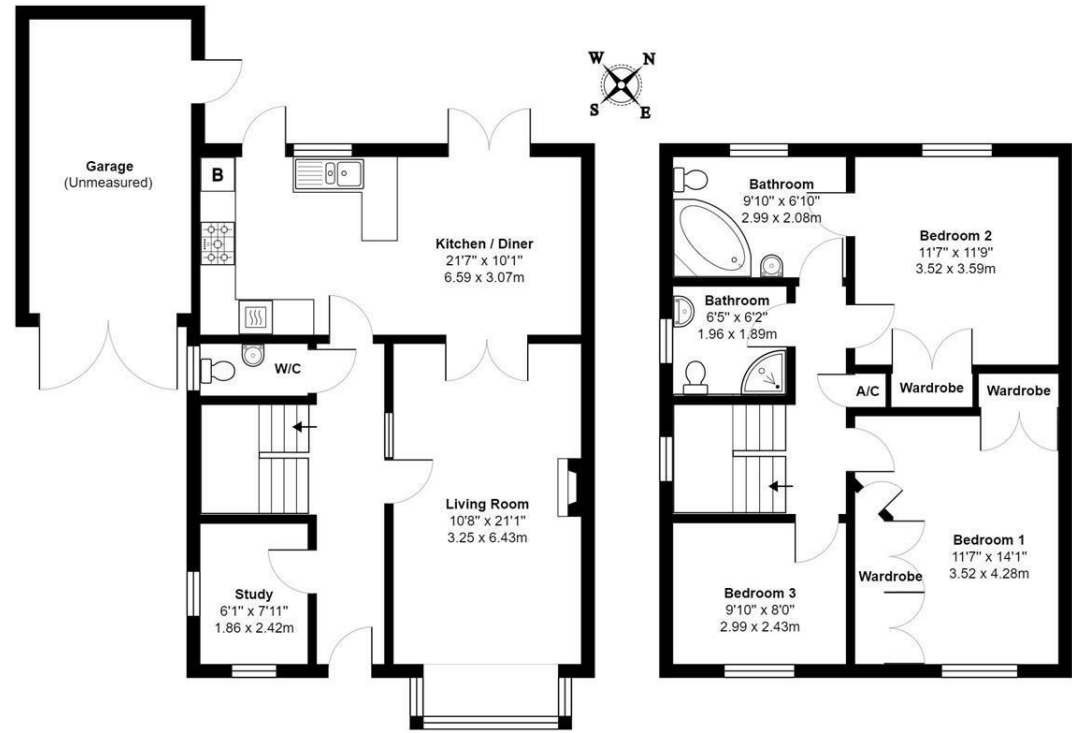
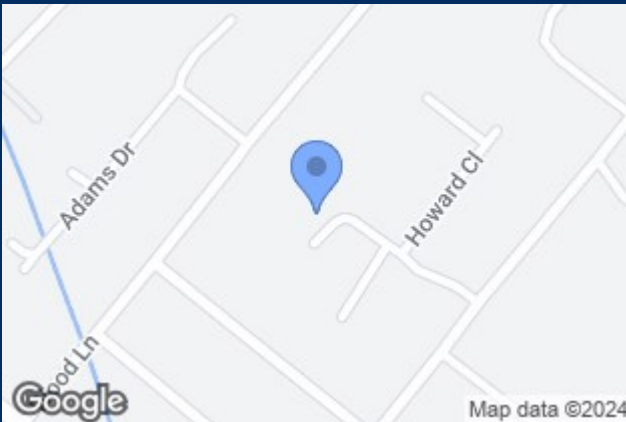
Calthorpe Park School. Fleet Pond is just a 10-minute walk from the property and with the Basingstoke Canal and Velmead Common a short walk away, you have plenty of choice when looking for suitable walking/dog walking areas.

Waterfords are delighted to represent this stunning property 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: 1431 ft<sup>2</sup> ... 133.0 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		
(81-91)	B		83
(69-80)	C	70	
(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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