



Aldershot Road | | Fleet | GU51 3NW

Asking Price £739,950 Freehold

Waterfords W
Residential Sales & Lettings

Aldershot Road |
Fleet | GU51 3NW
Asking Price £739,950

Offered to the market in good condition throughout is this large 4-bedroom detached family home situated in approximately 0.2 acres of land with ample parking, private rear garden and further potential to extend STPP.

- 4 Double Bedrooms
- Approximately 0.2 Acres of Land
- Large Driveway and Single Garage
- Potential to Extend STPP
- Approximately 130 foot Rear Garden
- Walking Distance to Oakley Park
- Council Tax Band: E

Welcome to Aldershot Road, a large 4-bedroom, 2-bathroom detached family home with ample parking and stunning rear garden. As you enter the property you are greeted by a spacious entrance hall with dual aspect windows flooding this area with natural light. Moving onto the right is the downstairs W/C and study. Off to the left-hand side you will find the large living / dining room with bay fronted window, dual aspect side windows and a feature gas fireplace. Walking through the double doors at the rear leads through to the open plan kitchen / dining room. The kitchen has ample storage space in





addition to the built in appliances including dishwasher, gas rangemaster oven, fridge and freezer. The water softener has been conveniently moved outside providing more cupboard space in the kitchen. To the rear of the property you will find the large conservatory which captures sun all year round in addition to the seperate utility room.

As you head upstairs you are greeted by a spacious landing which leads through to the four bedrooms and 2 bathrooms. All bedrooms in this property are large double rooms with the master suite benefitting from full length built-in wardrobes and an en-suite shower room. There is an additional family bathroom and seperate airing cupboard for ease.

The property is set back from the road and is approached by a driveway large enough for 4-5 cars with large side access which leads through to the single garage towards the back of the property. The rear garden is a real feature of this home and stretches back approximately 130 feet. With a large patio area capturing the sunlight followed by an extensive lawn area and separated vegetable plot at the rear, this is the garden for lovers of nature and outside space. In addition there is a cosy covered decking area ideal for entertaining and peaceful evenings in the sun.



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





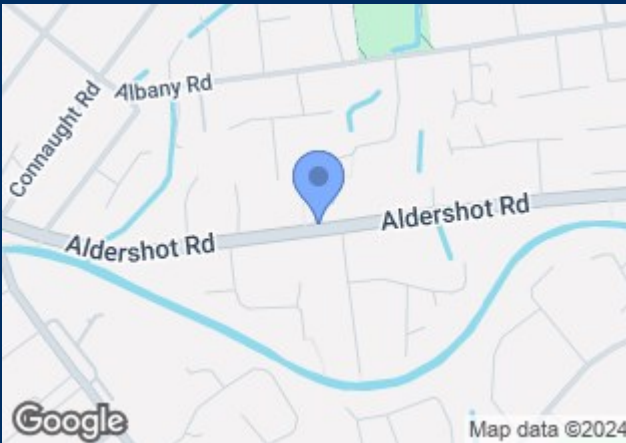
road links, along with its mainline station providing fantastic rail links to Waterloo, Basingstoke, and Southampton. Easy access to surrounding countryside including Fleet Pond nature reserve, a notable beauty spot. In addition, Fleet has recently been voted the best place to live in the UK by the Halifax 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!

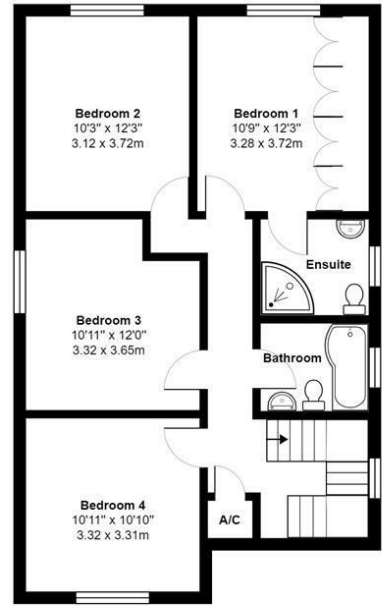
Are you looking to buy a property in Fleet? Then Waterfords Estate Agents are here to help you. As your trusted local estate agent in Surrey and Hampshire since 1995, you can ask us any questions about Fleet and the surrounding area. Feel free to pop into our branch in the Hart Centre to talk to us or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





(Not shown in actual location)



Total Area: 1894 ft² ... 176.0 m²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		65	
(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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