



Pondtail Road | | Fleet | GU51 3JJ

Asking Price £650,000 Freehold

Waterfords W
Residential Sales & Lettings

Pondtail Road |
Fleet | GU51 3JJ
Asking Price £650,000

Stunning 5 bed semi-detached home with garden, patio, and off-street parking. Accessible, bright, and modern with a homely feel.

- Ever-popular Pondtail Location
- Stylish interior decoration
- Great school catchment area
- Off-street parking for multiple vehicles
- 5 good-sized bedrooms
- Multi-functional summer house
- Walking distance to local amenities
- Council Tax Band: D

Introducing a charming and inviting modern semi-detached chalet home situated in a peaceful and well-sought-after neighbourhood. This delightful property boasts five generously sized bedrooms set over two floors, offering ample space for a growing family or those seeking extra room for a home office, home salon or hobby space.

With three of the large bedrooms situated on the ground floor which provides great universal space, with two of the bedrooms currently being used as a home salon and children's playroom, and a further two situated on the first floor, this property is perfect



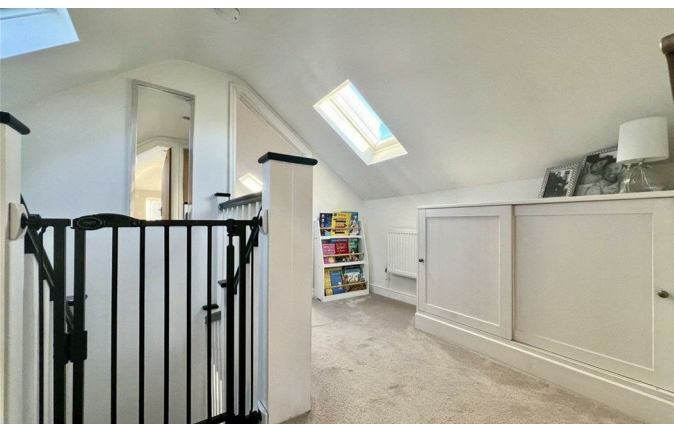


for anyone looking for an ideal family home. The living room was redesigned two years ago, by constructing a new entry way from the hallway, creating a stunning archway to provide a more open space. The living room is further complemented from a beautiful feature log burner. The kitchen is fitted with a range of Shaker style eye and base level units, with a central breakfast island. For the homeowners convenience, offering built in appliances including a tall 50/50 fridge freezer, dishwasher, extractor fan and, most notable, a five-gas ring, electric fan range cooker.

The house is thoughtfully designed, ensuring a comfortable and cosy atmosphere throughout. With a stylish and sophisticated interior including recently installed shutter blinds to each room on the ground floor, this home is perfect for those who appreciate modern aesthetics. Natural light floods the well-lit rooms, creating an inviting and bright ambiance.

Don't miss the opportunity to make this homely chalet home your own.

The property also benefits from a beautiful low-maintenance garden and a convenient patio area, ideal for relaxing and entertaining guests whilst also benefitting from a summer house which has been creatively designed as a multi-purpose space, ideal space for home exercise, or hosting family and friends at a home made bar, the garden space also offering good storage with a an additional shed with its on eletric supply and an awning built to the side of the home for further outside storage. With considerable space for off-street parking, able to fit multiple vehicles with ease, adding to the convenience of this exceptional home.

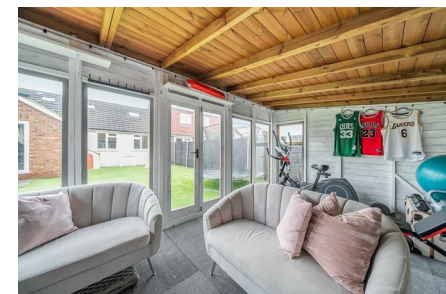


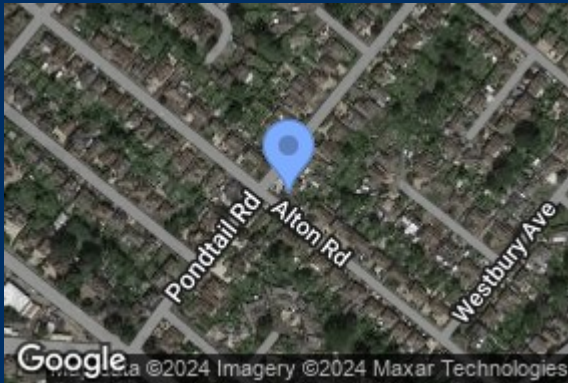
Situated in the ever-popular Pondtail area, this stunning home is within walking distance to Fleet town centre. The property also benefits from being close to local amenities and is within a short distance of Fleet train station and excellent local schools with the property sitting within catchment for Fleet Infants, Velmead Juniors and Calthope Park Schools. Fleet Pond is just a 10-minute walk from the property and with the Basingstoke Canal and Velmead Common only a 2 minute walk away, you have plenty of choice when looking for suitable walking/dog walking areas.

In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest of a Waterfords Employee in the sale of this property

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!

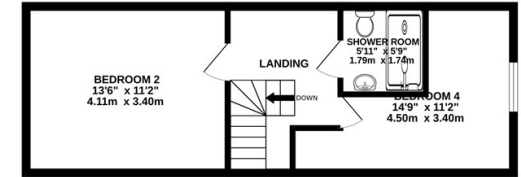
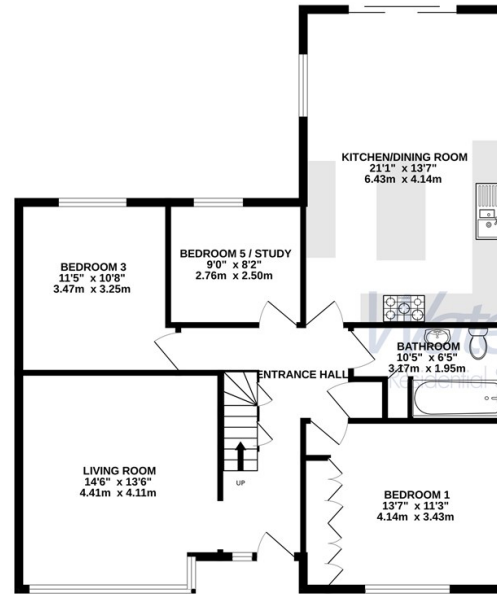
Are you wondering: how much is my house worth in Fleet? Waterfords Estate Agents can provide you with a home valuation based on the latest sales agreed for similar properties as well as valuable insights into buyers based on our extensive database. We take an analytical approach to ensuring that your property is priced correctly and ready to be sold quickly. All our advice is free and without obligation.





GROUND FLOOR
1003 sq.ft. (93.2 sq.m.) approx.

1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 1366 sq.ft. (126.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	79
(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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