



Darset Avenue | | Fleet | GU51 3QE

Asking Price £445,000 Freehold

Waterford's W
Residential Sales & Lettings

Darset Avenue |
Fleet | GU51 3QE
Asking Price £445,000

Offered to the market in good condition throughout is this spacious 3-bedroom semi-detached family home situated in the ever popular Pondtail area of Fleet, within walking distance to Fleet station and Fleet High street,

- Quiet cul de sac location
- On the fringe of Fleet town centre
- Living room and Kitchen / Dining Room
- South facing landscaped rear garden
- Excellent order throughout
- Walking distance of Fleet station
- 3 Good sized bedrooms
- Re fitted Kitchen and Bathroom
- Parking to Front and visitor parking to one side

Welcome to Darset Avenue a well presented 3 bedroom semi detached home situated in a popular residential cul de sac on the fringe of Fleet town centre and train station. The property has been well maintained and benefits from a superb south facing rear garden.





As you enter the property you are immediately drawn into the Living room approached via double wood doors which are prevalent throughout the entire house. The Sitting Room enjoys a bright and sunny front aspect with a feature fireplace (currently sealed) but could accommodate a useable gas fire. A large understairs storage cupboard housing the meters provides useful storage.



On the back of this lovely home is a fully fitted Kitchen Dining Room incorporating gas hob, single oven, plumbing for washing machine and integrated dishwasher with views over the rear feature of the property beautifully presented rear garden. The Dining area offers plenty of space for a dining room table and chairs with door to outside.



The first-floor landing provides access to all bedrooms and bathroom and has an over stair storage cupboard housing the boiler refitted in the past 5 years. All three bedrooms are of a good size and the bathroom has also been refitted. Outside the property comes to life with the rear garden enjoying a bright southerly aspect with the backdrop of mature trees. Landscaped by the present owners with a central area of lawn bordered with colourful flower and shrub borders. Immediately adjacent to the rear of the property is a composite area of decking ideal for entertaining throughout the summer months. Outside tap and gate to side.



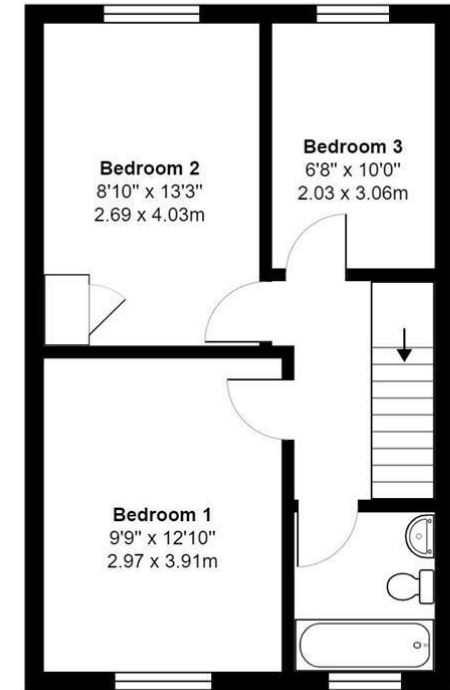
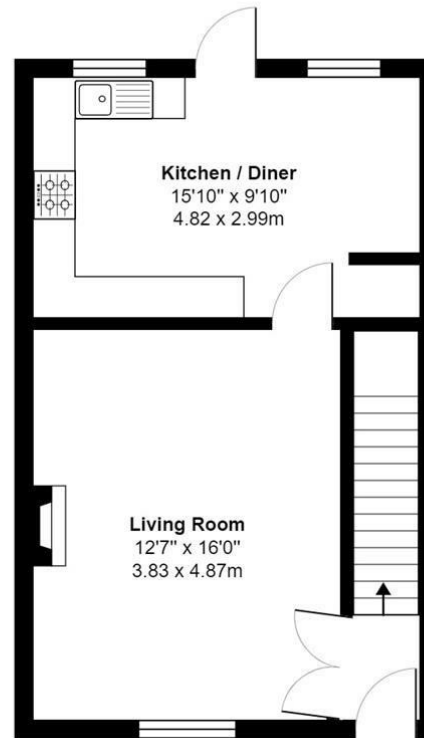
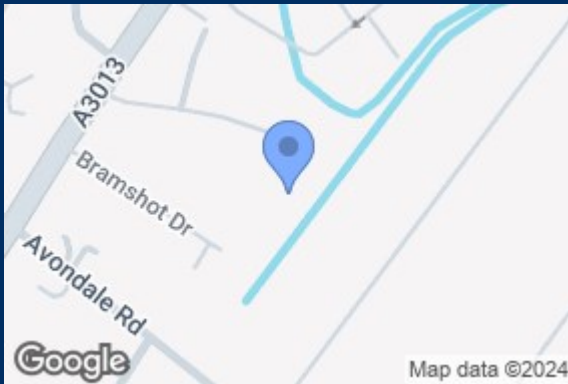
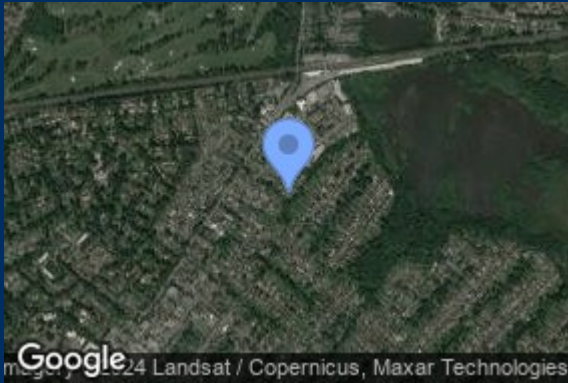


Situated in the ever-popular Pondtail area, this stunning home is within walking distance to Fleet town centre. The property also benefits from being close to local amenities and is within a short distance of Fleet train station and excellent local schools with the property sitting within catchment for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





Total Area: 842 ft² ... 78.2 m²
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	79
(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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