



Williams Way | | Fleet | GU51 3EU

No Onward Chain £900,000 Freehold

Waterfords
Residential Sales & Lettings

Williams Way |
Fleet | GU51 3EU
No Onward Chain £900,000

A unique opportunity to purchase, for the first time in 50 years, and with no onward chain complications is this solid built, 4-bedroom detached family home situated in 0.18 acres of land, and with rare private access onto Fleet Pond Nature Reserve.

- Exceptional location and corner plot approaching 1/4 acre
- Outstanding decorative order
- Scope to extend extensively STPP
- Large fitted kitchen with separate utility room
- Excellent school catchment area and close to Fleet station
- Private access to Fleet Pond Nature Reserve and pathways
- Double garage and driveway parking for 3/4 cars
- South Westerly facing garden
- Four generous sized bedrooms, master ensuite
- Quiet, friendly, cul-de-sac in a one-off location

A tranquil and peaceful property like this is rare and must be seen to be understood. Situated in one of Pondtail's most desirable locations, and one of only a handful of properties directly backing onto Fleet Pond Nature Reserve and walks. The mature plot is approaching 1/4 of



An outstanding and rare 4 Bedroom Detached family home situated in one of Fleet's most sought-after locations directly backing onto Fleet Pond Nature Reserve.



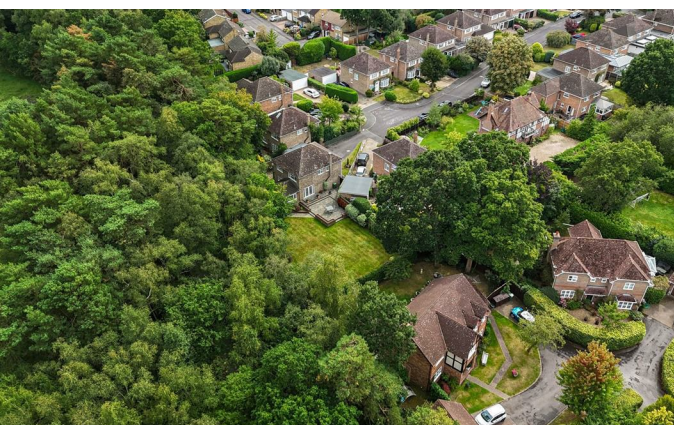
an acre. This lovely home is also positioned in a generous corner plot.

As you enter Williams Way, you immediately know this home has been loved and well cared for, with all the fitments of an exceptional standard. Extended twice throughout the years, Williams Way was built in one of Fleet's most premier residential locations in 1975.

The accommodation has been thoughtfully extended and updated over the years to provide a well-balanced and easy-flowing space to make it the perfect family home. Making the most of a sunny aspect, all the rooms enjoy a high degree of natural light. The study immediately off the entrance hall and to the front encourages working from home. The sitting room is of excellent size, and has a large bay window to the front garden, and a feature fireplace. Double doors open out to an exceptional family space with the dining room and family room open to the Kitchen. The kitchen has been beautifully crafted to provide a plethora of fitted cabinets and built-in appliances, including; an induction hob with extractor, double oven, dishwasher, and built-in fridge freezer. The utility room provides useful access to both the back patio, and attached garage. An under stairs storage cupboard, and a fitted downstairs cloakroom complete the ground floor accommodation.

To the first floor, approached by a turning staircase with a large landing window gives access to all the bedrooms which are of excellent size. The master room which lies to the front aspect enjoys fitted wardrobes and access to a recently refitted ensuite shower room. Along the landing are two further double bedrooms and a single bedroom with a family bathroom with overhead shower.

Outside, the rear garden is approached from double french doors in the kitchen dining space and is, without a

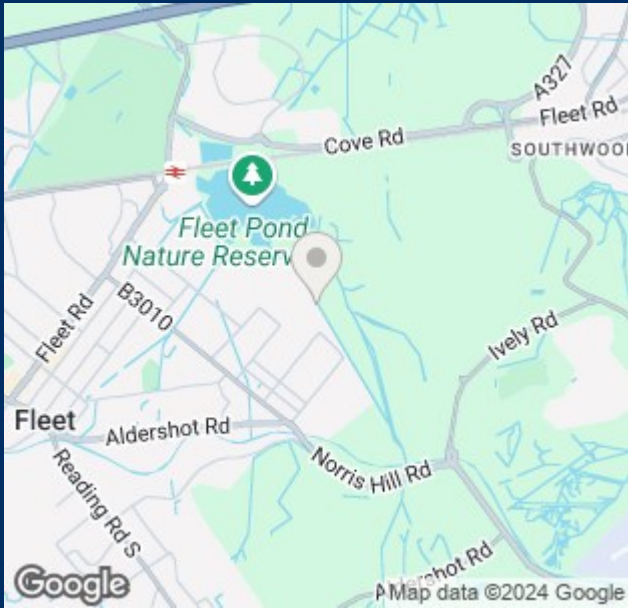


doubt, a real feature of the home. The mainly lawned garden with plentifully stocked flower beds benefits from the serene backdrop of trees. The garden provides private access to the Nature Reserve, with only a 5-minute walk to Hampshire's largest freshwater lake, via a concealed gate next to the hidden shed. Immediately adjacent to the rear of the property, a large raised patio is ideal for the summer evenings and alfresco dining, with a back gate leading to the front garden. To the rear of the utility room is a further hard standing which cleverly conceals an area to dry your washing. The property is well set back from the cul-de-sac with ample parking for three vehicles with an area of lawn to one side and access to a double garage with an electrically operated garage door. The garage space also houses the boiler and further cupboards and shelving storage.

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.





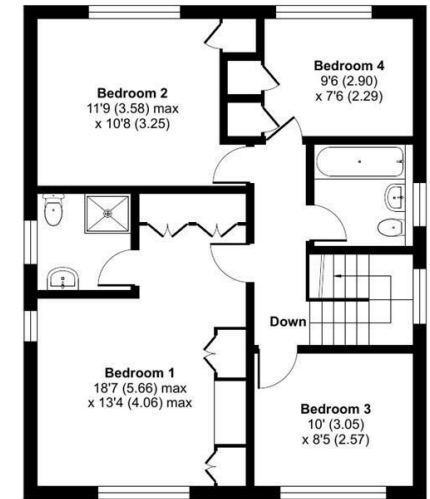
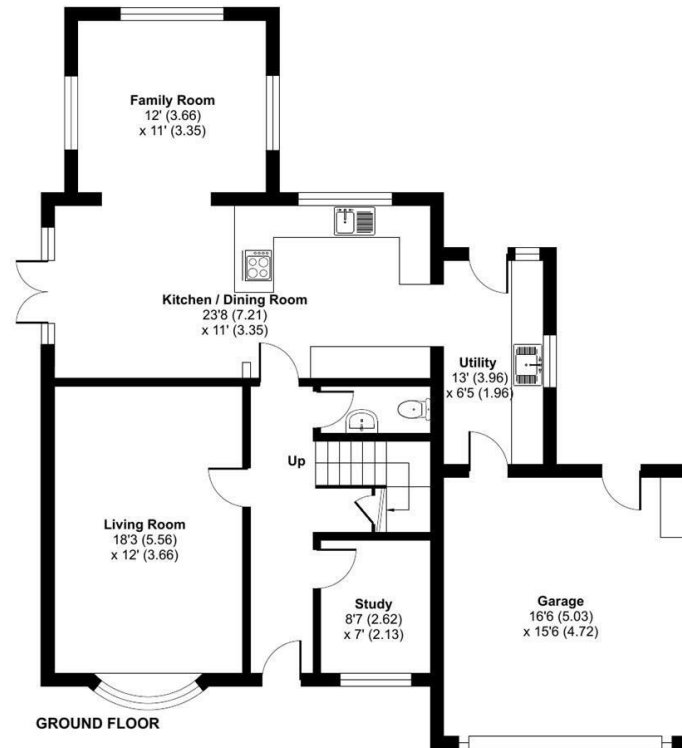
Williams Way, Fleet, GU51

Approximate Area = 1674 sq ft / 155.5 sq m

Garage = 256 sq ft / 23.7 sq m

Total = 1930 sq ft / 179.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrcocom 2024. Produced for Waterfords. REF: 1180926



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C	71	
(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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