



Fleet Road | | Fleet | GU51 4PW

Offers In Excess Of £750,000 Freehold

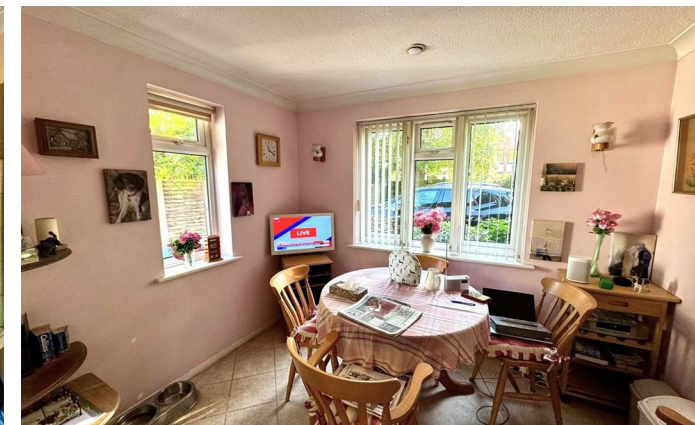
Waterford's W
Residential Sales & Lettings

Fleet Road |
Fleet | GU51 4PW
Offers In Excess Of £750,000

A deceptively spacious four-bedroom detached family home, ideally located close to Fleet town centre and mainline station. The property offers three reception rooms, study, kitchen with adjoining breakfast room and utility, principal bedroom with en suite, three further bedrooms, family bathroom, 17ft garage and generous driveway parking. The private rear garden features a large patio with electric awning, perfect for entertaining. With excellent potential for extension or remodelling (STPP), this home represents a fantastic opportunity in a sought-after location.

- Detached four-bedroom family home in a sought-after Fleet location
- Spacious 21ft living room with doors to a formal dining room
- Fitted kitchen with Aga, opening to a breakfast room
- Principal bedroom with fitted wardrobes and en suite bathroom
- Driveway parking for multiple cars, 17ft garage, and electric car charging point
- Just a short distance from Fleet town centre and mainline railway station
- Separate family room with garden access and a front-aspect study
- Utility room with access to the rear garden and integral garage
- Three further good-sized bedrooms and a family bathroom
- Private enclosed rear garden with patio, electric awning, heaters and lighting

Waterfords Estate Agents are delighted to present





this deceptively spacious four-bedroom detached family home, conveniently positioned within close proximity of Fleet town centre and mainline railway station.

Owned by the current vendors for nearly 40 years, this much-loved home has been thoughtfully extended to provide versatile and well-balanced accommodation. It also offers excellent scope for further extension or re-modelling, making it a superb opportunity for buyers wishing to create their perfect family residence.

The property is accessed via a covered entrance porch which opens into a welcoming entrance hall with stairs to the first floor and doors to the principal reception rooms. The main living space is an impressive 21ft L-shaped living room, bathed in natural light and featuring double doors opening into a 13ft dining room, perfect for entertaining. From the entrance hall, you'll also find a front-aspect study, ideal for those working from home, and a 11ft family room with sliding patio doors leading out to the rear garden. The 15ft kitchen is well-appointed with generous work surfaces, ample storage units, an Aga, and some integrated appliances. An archway opens into a bright 9ft breakfast room, providing a cosy spot for informal dining. From here, access leads to an inner hallway with doors to the front of the home and the 11ft utility room, which in turn connects to both the rear garden and the 17ft garage. A cloakroom completes the ground floor accommodation.

The first floor landing provides access to four well-proportioned bedrooms. The principal bedroom features fitted wardrobes and a private en suite bathroom. Three further bedrooms (two generous



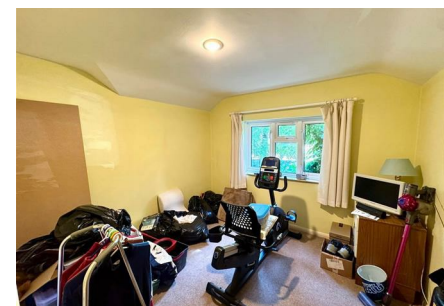
doubles and a well-sized single) are served by a modern family bathroom.

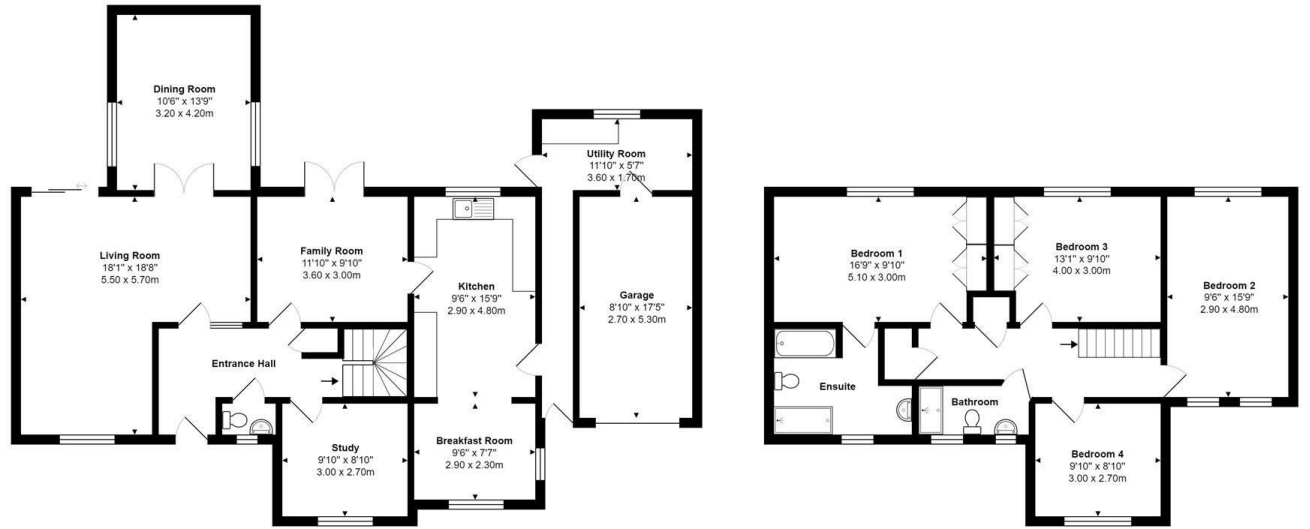
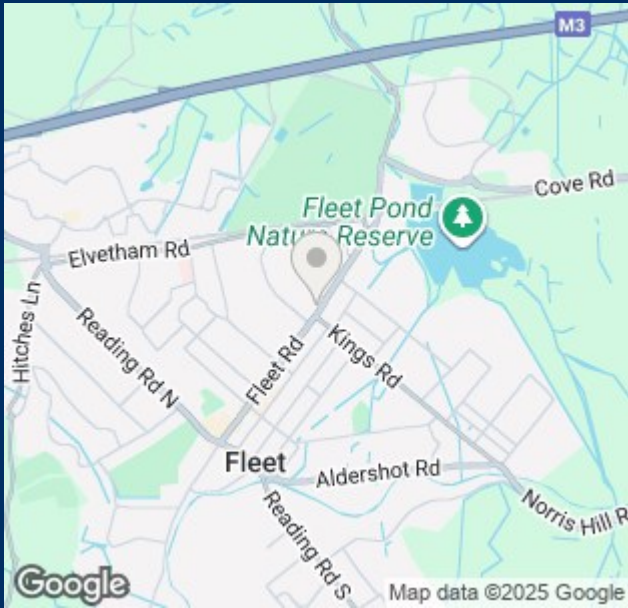
The property is approached via a generous driveway providing off-road parking for several vehicles, along with gated access and an electric car charging point. The rear garden is fully enclosed and enjoys a good degree of privacy, with a large patio area benefitting from an electric awning with integrated lighting and heaters—ideal for year-round entertaining.

This property is ideally located for commuters, with Fleet mainline railway station close by, offering direct trains to London Waterloo. The area also benefits from excellent road links including the M3, A30, and A3, making travel by car equally convenient. Fleet town centre is just a short distance away, providing a wide range of shops, restaurants, leisure facilities, and well-regarded local schools.

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: 2097 ft² ... 194.8 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	68	80
(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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