



Andover Drive | | Fleet | GU51 1BA

Asking Price £695,000 Freehold

Waterford's W
Residential Sales & Lettings

Andover Drive |
Fleet | GU51 1BA
Asking Price £695,000

Situated in a cul-de-sac is this large 4 double bedroom detached family home with ample parking, double garage and large West facing garden.

- 4 double bedrooms
- En-suite to master and 4-piece family bathroom
- Detached double garage and driveway parking
- Walking distance to shops, pubs and schools parking
- In need of modernisation
- Westerly Facing Garden
- Popular Elvetham Heath Development
- Council Tax Band: F

An exceptional opportunity to acquire this detached house located in the popular Elvetham Heath development. This property boasts 4 bedrooms, 3 reception rooms, and 2 bathrooms, offering ample space for comfortable family living.

As you enter the property you are greeted by a spacious entrance hall with a study off to the right-hand side and downstairs WC off to the left-hand side. As you walk through you will find the kitchen and utility room which provides built in appliances and ample storage for all your needs with the additional side door leading to the driveway for added convenience. To the rear of the property you will find a further 2 reception rooms currently used as a living room and dining room with French doors leading to the patio and rear garden.

Upstairs you will find 4 bedrooms all of which are double rooms. The master bedroom suite has a large en-suite bathroom and built in wardrobes. Both bedrooms 2 and 4 have the additional benefit of built in wardrobes providing further storage space. The family bathroom is a large 4-piece bathroom



AVAILABLE TO
VIEW WITH
WATERFORDS



providing ample space for your family.

There is a part boarded loft, with lights and power points, accessed by a folding ladder.

This property is in need of some modernisation and presents an excellent opportunity to make this house your forever home.

Waterfords are delighted to represent this large family home, and viewings are highly recommended to truly appreciate the potential of the home and beautiful surrounding areas.

The property features a spacious West facing rear garden, ideal for outdoor relaxation and entertainment, along with driveway parking enough for 5 vehicles and a double garage providing further ample space for vehicles and storage.

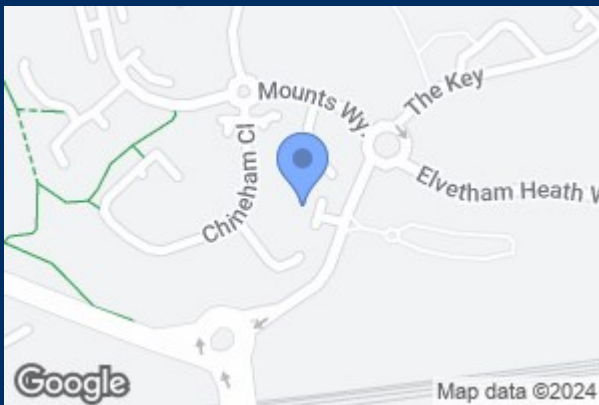
Nestled at the entrance of Elvetham Heath in a small cul-de-sac of only 3 houses within easy walking distance to the Morrisons superstore, Elvetham Heath primary school and De Havilland Arms pub.

The Elvetham Heath Nature Reserve is also within comfortable walking distance, offering some large open spaces on your doorstep for the family to enjoy.

The main town of Fleet offers a full array of local shops, amenities and restaurants. Fleet mainline station provides a direct service into London Waterloo and Clapham Junction in under an hour, making it ideal for commuters. Junction 4a of the M3 motorway is close by providing access into London, Southampton, and the South-West.

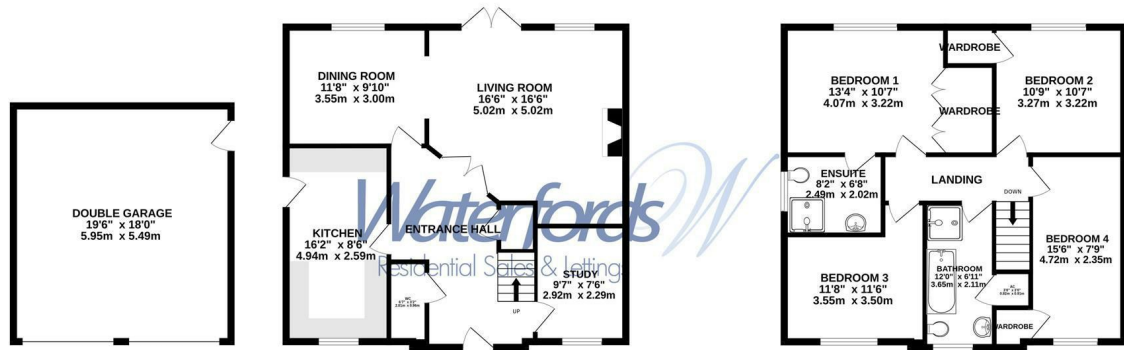
Are you looking to buy a property in Fleet? Then Waterfords Estate Agents are here to help you. As your trusted local estate agent in Surrey and Hampshire since 1995, you can ask us any questions about Fleet and the surrounding area. Feel free to pop into our branch in the Hart Centre to talk to us or 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
1082 sq.ft. (100.5 sq.m.) approx.

1ST FLOOR
737 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA : 1818 sq.ft. (168.9 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			
(12 plus) A			84
(11-11) B			
(10-10) C			
(9-9) D		60	
(8-8) E			
(7-7) F			
(1-1) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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