



77 Kings Road, Fleet, GU51 3AR

Offers invited £800,000



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# 77 Kings Road

Fleet, GU51 3AR

- Detached Charming Period Property
- Three Reception Rooms
- Set in Around 0.17 Acre
- Double Integral Garage
- Four Double Bedrooms
- Requires Updating
- No Onward Chain
- Stunning Period House

## No Onward Chain

Step into a piece of history with this majestic residence, a testament to architectural grandeur since its inception in 1910. A rare gem, hidden from the market's gaze for over half a century, this home is a treasure trove of period features waiting to be reawakened.

As you approach, be captivated by the elaborate and robust front door—a herald of the home's storied past. Inside, a series of original feature fireplaces narrate tales of yesteryear in almost every chamber, complemented by soaring ceilings, substantial skirting boards, and the classic charm of picture rails and coving. It's a canvas primed for a restoration enthusiast to bring it back to its former glory.

The abode offers a trio of spacious reception areas, a welcoming kitchen, a convenient downstairs WC, and a practical boiler room. Upstairs, four well-proportioned bedrooms await, alongside a functional wet room and a separate WC, ensuring ample space for modern living. The property is further enhanced by a double garage, a thoughtful addition that blends seamlessly with the home's historic essence.

This is more than a house; it's a legacy awaiting its next curator. Could you be the one to unlock its potential and chart a new chapter in its illustrious narrative?

## OUTSIDES:

Sit perfectly in a plot of around 0.17 acre, this property will offer someone their dream house in a desirable location in the Pondtail area of Fleet.

Call David Stevens to view.



## Hallway

**Living Room** 17'11 13'2 (5.46m 4.01m)

**Dining Room** 13'9 x 13'2 (4.19m x 4.01m)

**Family Room** 13'9 x 13'0 (4.19m x 3.96m)

**Kitchen** 11'7 x 8'9 (3.53m x 2.67m)

**Lobby and Boiler Room**

**Double Garage** 18'10 x 18'2 (5.74m x 5.54m)

**Landing**

**Bedroom One** 14'11 x 13'2 (4.55m x 4.01m)

**Bedroom Two** 13'9 x 13'2 (4.19m x 4.01m)

**Bedroom Three**  
13'9 max x 13'4 max (4.19m max x 4.06m max)

**Bedroom Four** 11'7 x 8'10 (3.53m x 2.69m)



## Shower Room

## WC

## OUTSIDE

The property has a total plot size of around 0.17 acre and this sweeps from the front (Where most of the garden is) all the way around to the courtyard rear garden. A double width driveway and adjoining garage complete the outside space.

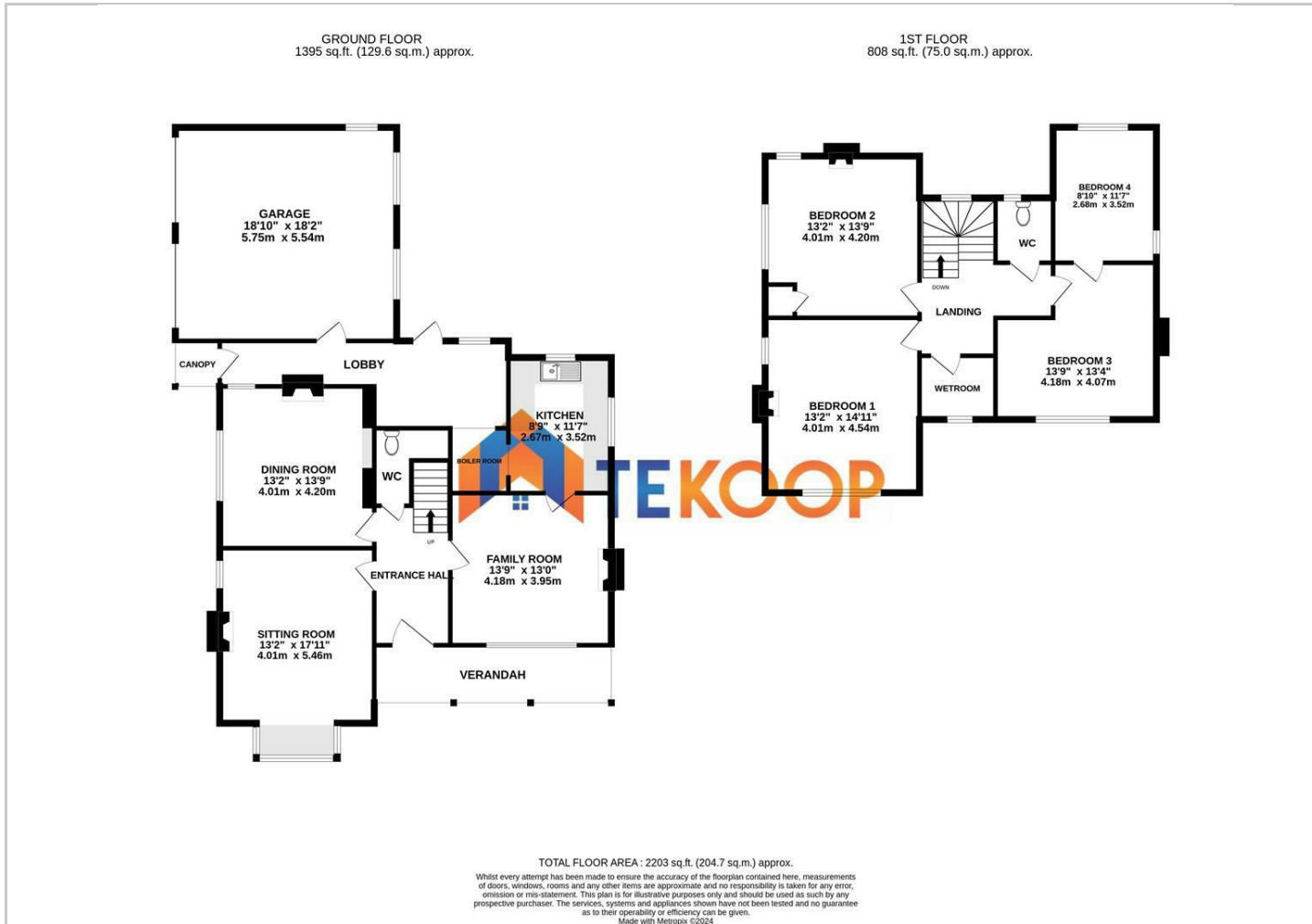
## Directions

FROM FLEET STATION Head south-east 46 ft Turn right towards Fleet Rd/A3013 328 ft At the roundabout, continue straight onto Fleet Rd/A3013 0.2 mi Turn left onto Avondale Rd 0.5 mi Turn right onto Westover Rd Destination will be on the left

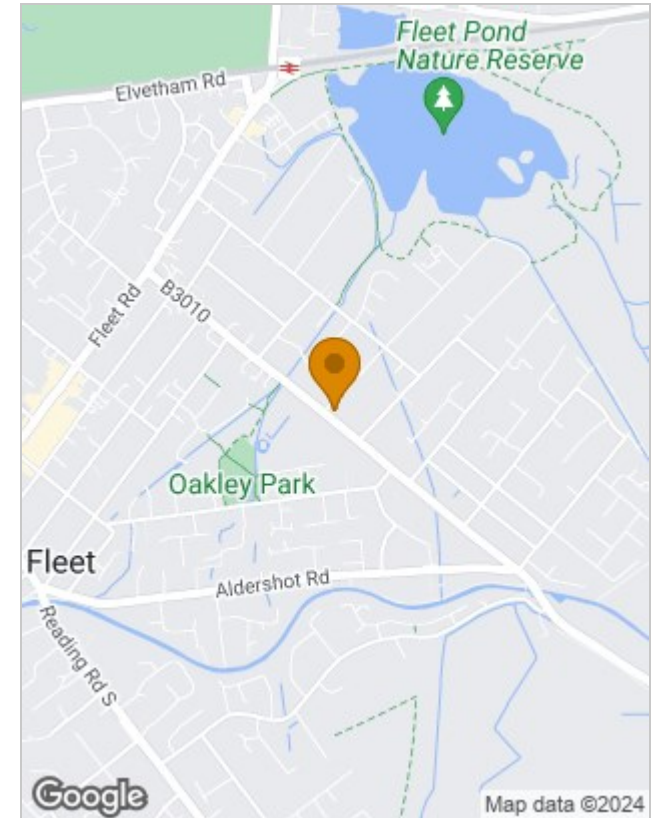




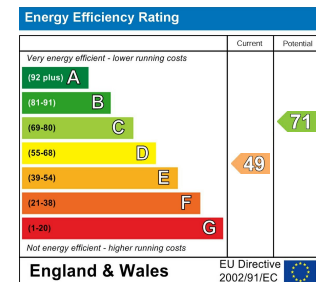
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our TE KOOP Office on 01252 561000 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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