



# Clarence Road, Fleet, GU51 3RS

Offers Over £400,000

3 1 2



A delightful character cottage situated in the heart of Fleet, offering easy access to the town centre amenities and Fleet mainline railway station.

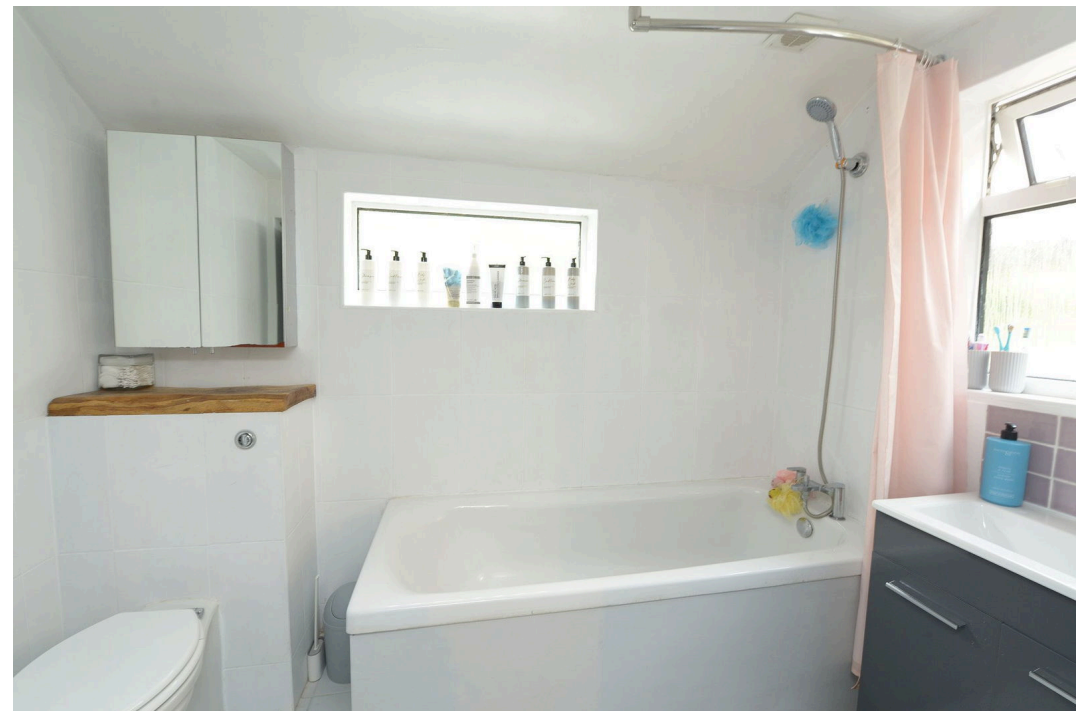
To the ground floor is the attractive sitting room with bay window and open fire with feature surround, dining room with open fire and feature surround, kitchen with a range of built in units, integrated oven, hob and extractor. The bathroom is also located on the ground floor.

To the first floor there are three bedrooms with bedroom 3 being accessed via bedroom 2.

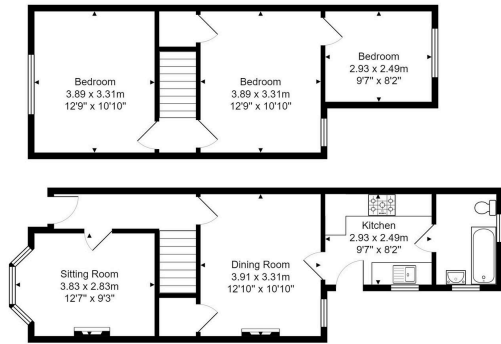
As well as the attractive fireplaces, the property has further character features including sash windows and wood flooring to the reception rooms.

The rear garden measures approximately 90ft. in length and is laid with a mixture of paved patio for seating and a good expanse of lawn. The garden is fully enclosed with a mixture of panel fencing and hedging plus an assortment of trees and shrubs.

Fleet has excellent commuter links with trains to London Waterloo from 43 minutes via the mainline rail station and Junction 4a of the M3 motorway linking to the M25. Fleet town centre offers comprehensive shopping and leisure facilities, schools for all age groups, churches of various denominations and various health care services.

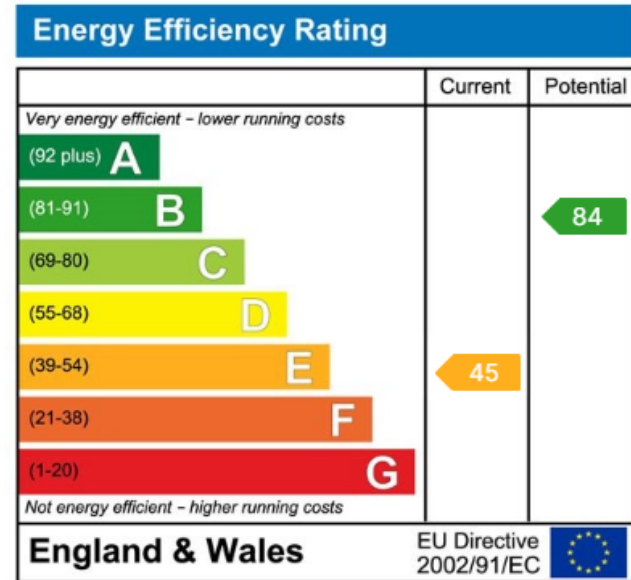


88, Clarence Road, Fleet, GU51 3RS



All measurements are approximate and for display purposes only

- Character Cottage
- Three Bedrooms
- Two Reception Rooms
- Original Character Features
- 90ft Rear Garden
- Fleet Town Centre



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