



Pondtail Road, Fleet

Fleet

McCarthy  
Holden

Guide Price £1,500,000





## 39 Pondtail Road

Fleet, Fleet

Council Tax band: G

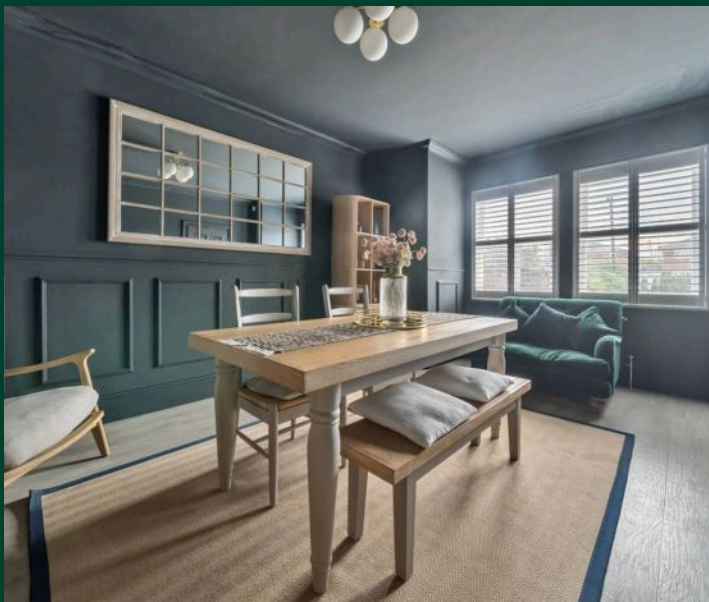
Tenure: Freehold

EPC Energy Efficiency Rating: C

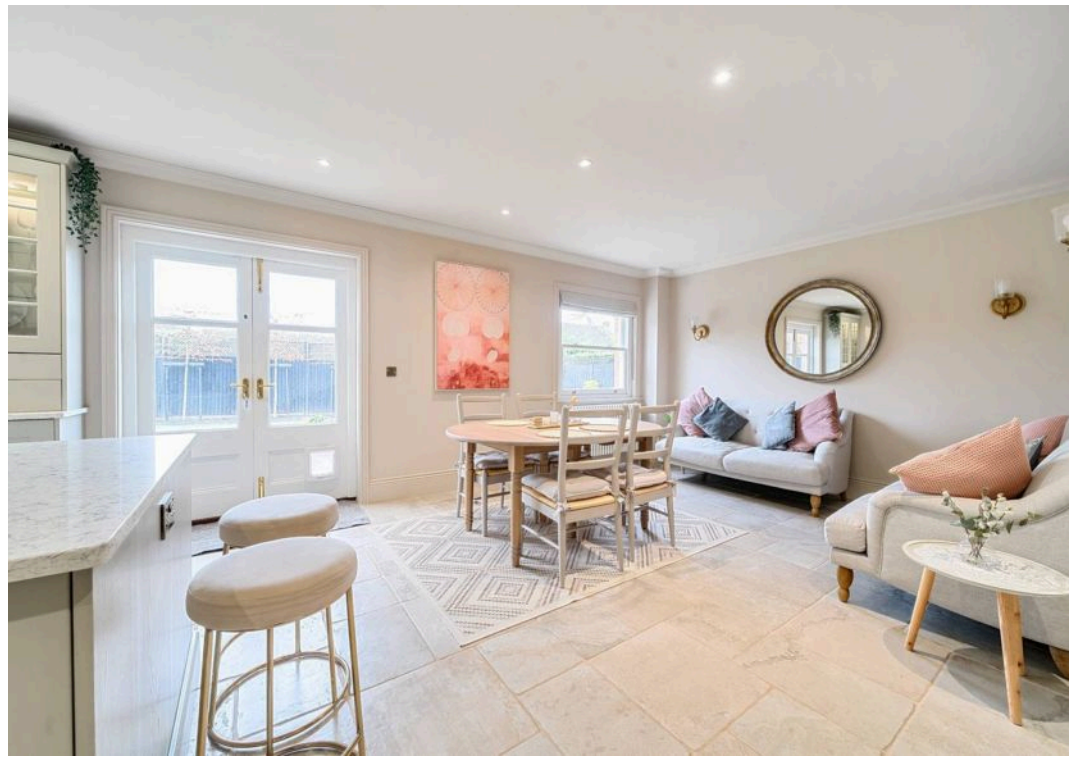
EPC Environmental Impact Rating: D

### Key Features

- Outside Office Space
- Close to Fleet Pond & Nature Reserve
- Double Garage and Ample Driveway Parking
- Close to Local Schools
- Four En-Suites
- Utility Room









## The Property

Situated within the popular Pondtail area of Fleet, close to Fleet mainline railway station, town centre and local schools, this four bedroom detached family home is offered to the market in immaculate condition and boasts extensive accommodation over three floors.

## Ground Floor

The accommodation on the ground floor comprises of a light and airy entrance hallway leading to a luxury fitted 30ft kitchen/breakfast room. The bespoke kitchen offers granite countertops, a functional island and built-in appliances which include induction hob and double oven with the kitchen also offering plenty of additional appliance space. Within the kitchen/breakfast room you have French doors leading to the rear garden and access to a useful/spacious utility room. At the front the property boast a light and airy living room with a beautiful open fire place and dining room. The ground floor accommodation is finished with the family room giving you access to the rear garden and a downstairs W/C.

## First Floor

On the first floor, the property offers three generous bedrooms with built in storage and a dressing room. Bedroom two offers wonderful accommodation and views over the rear garden. Within this room you have a walk in dressing room and a beautifully presented en-suite shower room. Bedroom three and four also benefits from en-suite facilities with built in storage.

## Second Floor

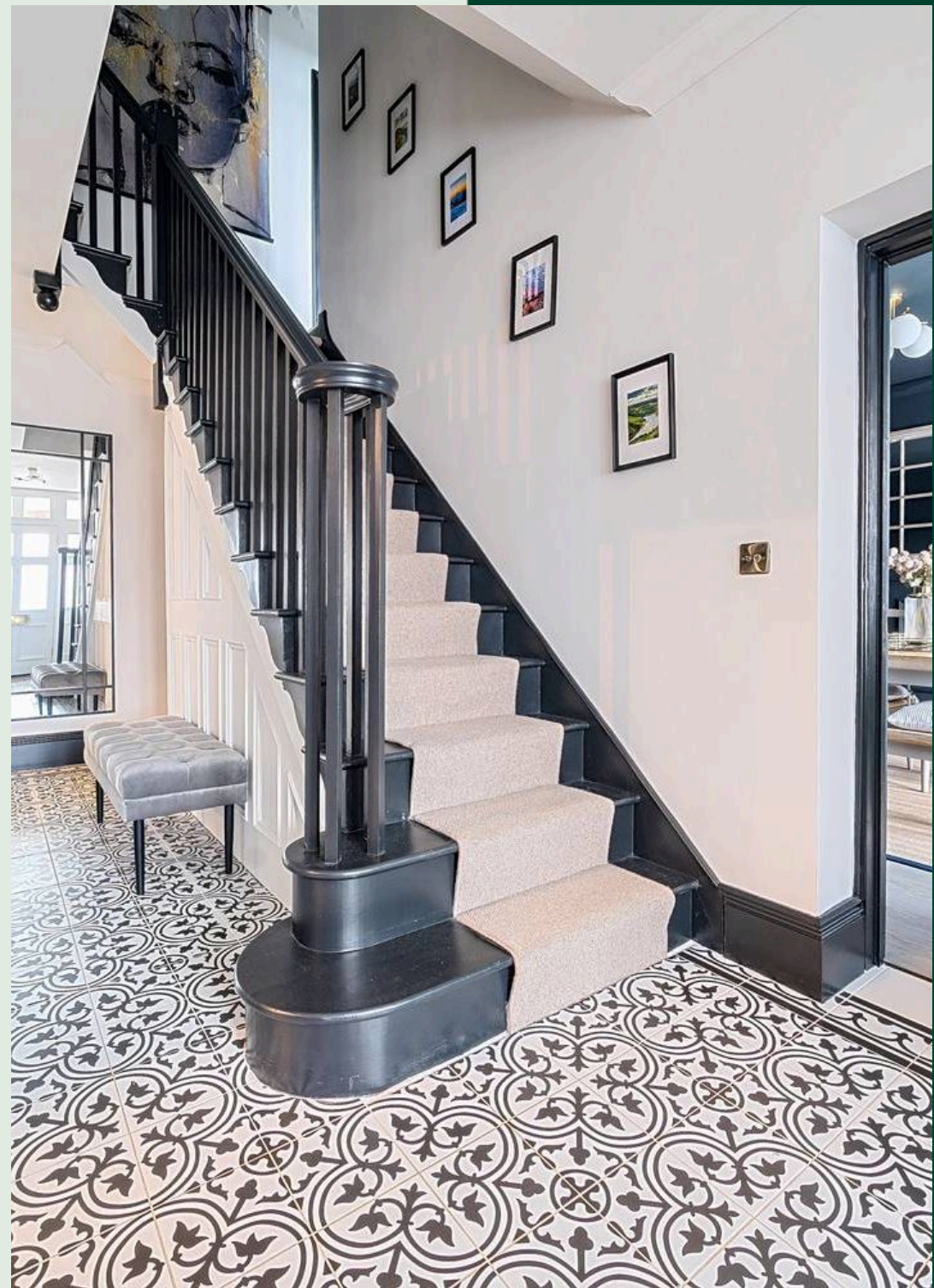
On the second floor the stunning dual aspect 22ft main bedroom offers a walk in dressing room and en-suite facilities.

## Outside

The enclosed and private rear garden offers fantastic entertaining space, and it is mainly laid to lawn with a mixture of mature flowers, trees and shrub borders. Outside the rear of the property, you will find a substantial patio area which is ideal for al fresco dining.

At the front of the property you will find ample driveway parking leading to the detached double garage and office.

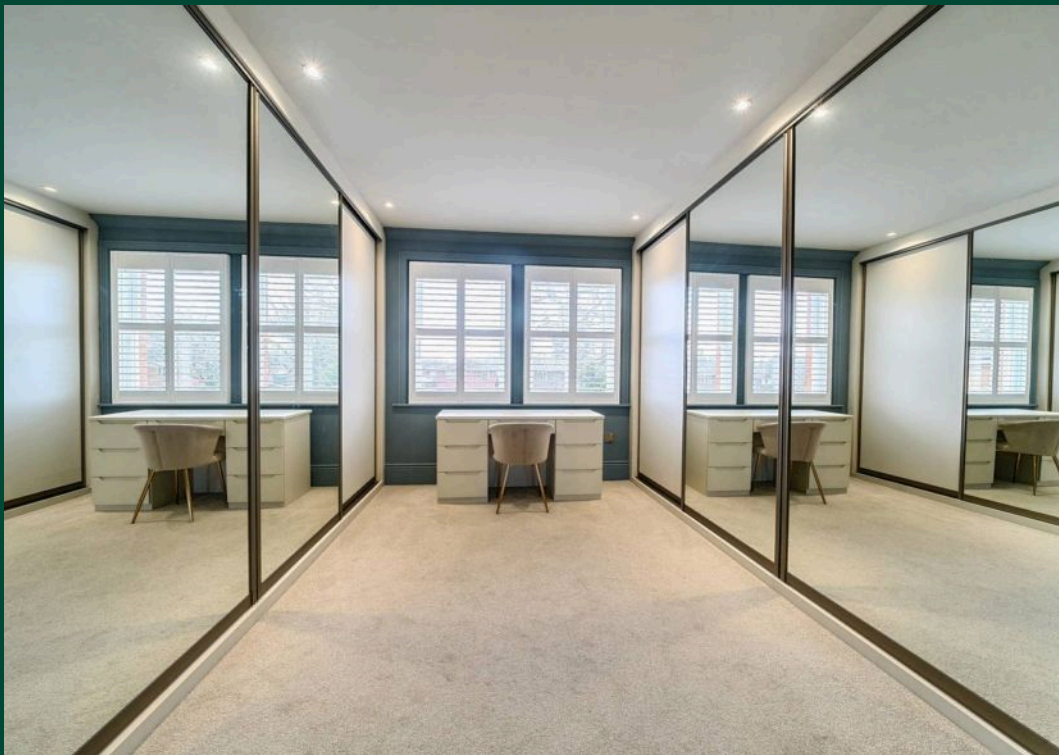
- Outside Office Space
- Close to Fleet Pond & Nature Reserve











# Pondtail Road, Fleet, GU51

Approximate Area = 3157 sq ft / 293.2 sq m

Limited Use Area(s) = 42 sq ft / 3.9 sq m

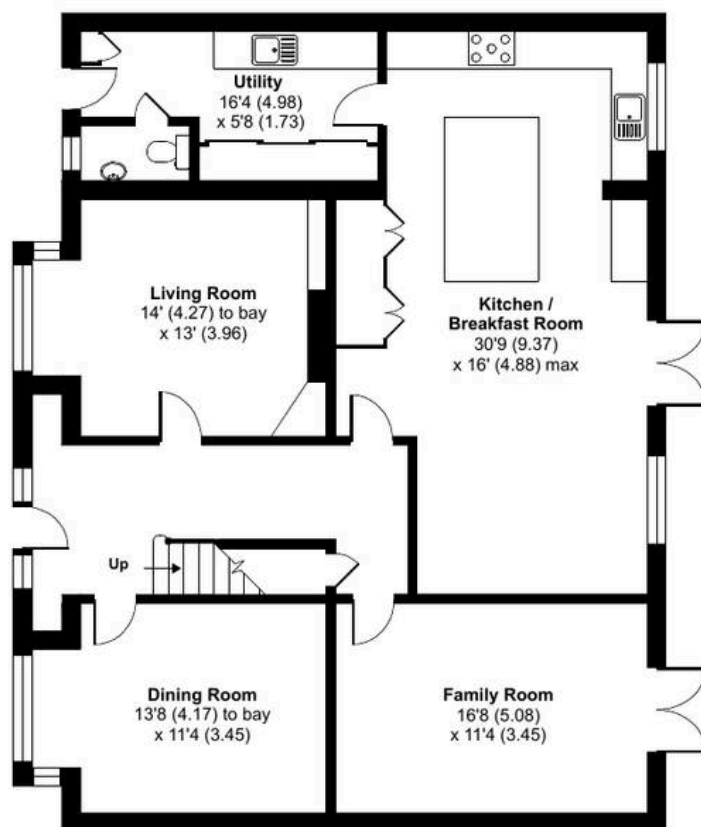
Garage = 280 sq ft / 26. sq m

Outbuilding = 128 sq ft / 11.8 sq m

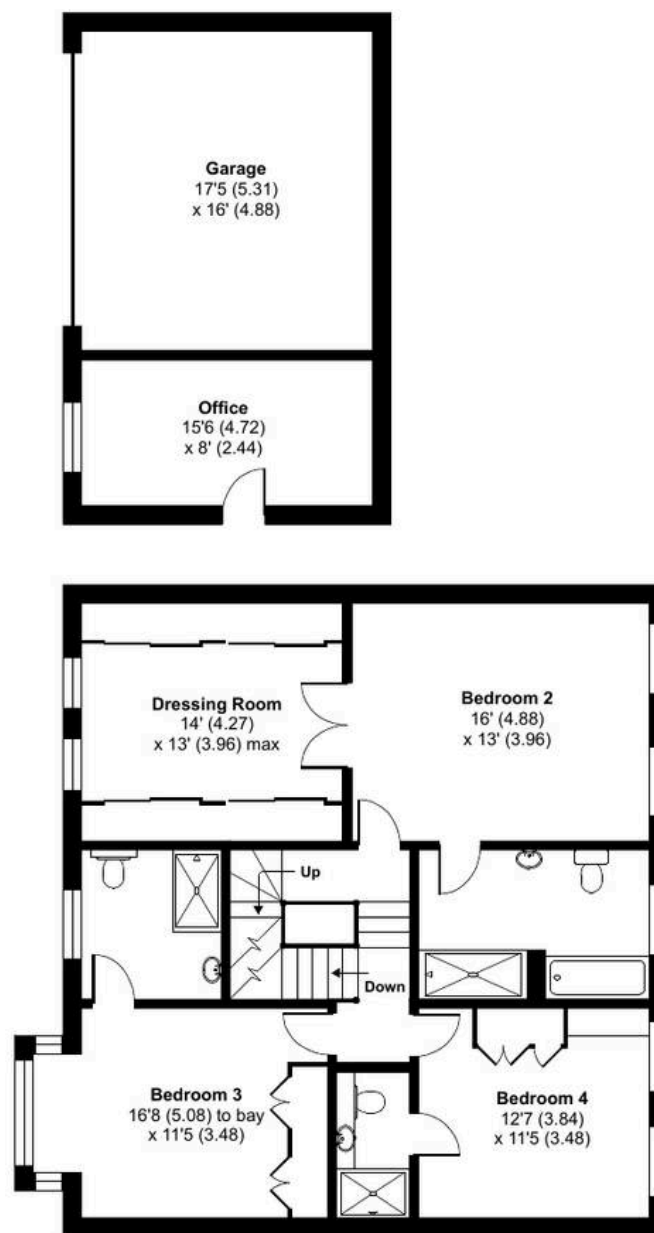
Total = 3607 sq ft / 335.1 sq m

For identification only - Not to scale

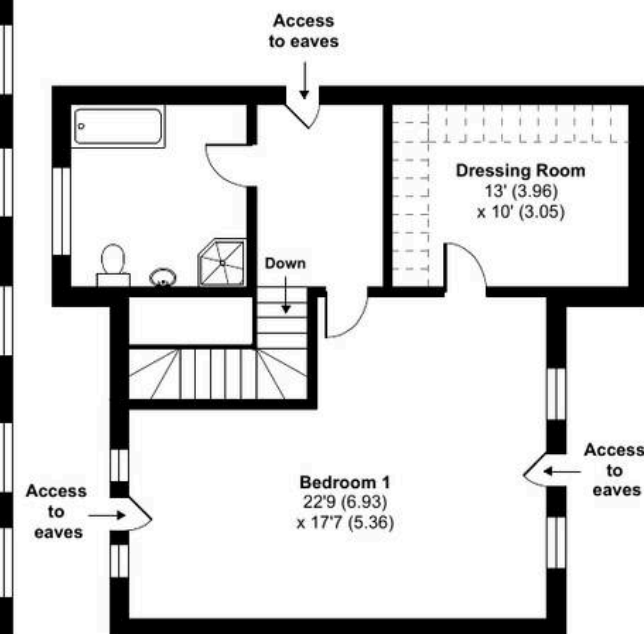
Denotes restricted  
head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR









## McCarthy Holden Fleet

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