



21 Teaseltun, Fleet  
Fleet

McCarthy  
Holden

Guide Price £590,000





## 21 Teaseltun

Fleet, Fleet

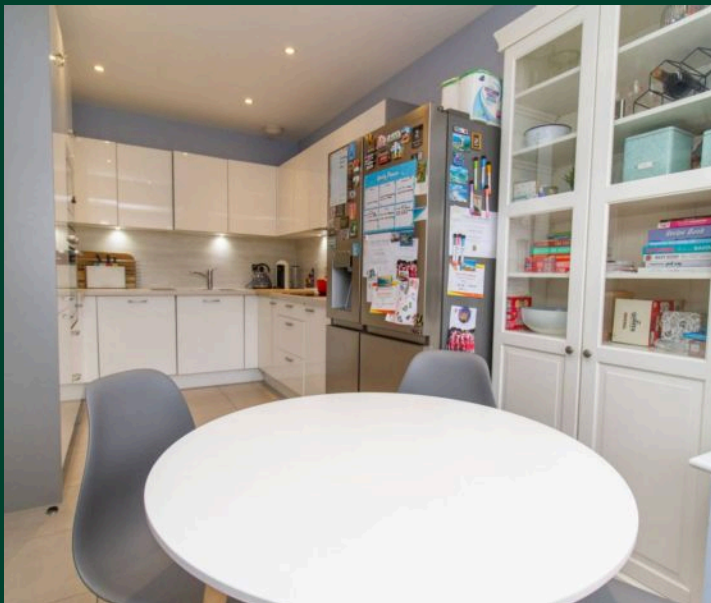
A beautifully presented four double bedroom family home situated on the ever popular Edenbrook development, built to a high specification, backing on to the nature reserve with a garage and driveway. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Edendrook Development
- Four Double Bedrooms
- Two Bathrooms
- Backing Onto Woodland
- Driveway Parking
- Garage



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## The Property

A beautifully presented four double bedroom family home situated on the ever popular Edenbrook development, built to a high specification, backing on to the nature reserve with a garage and driveway.

## Accommodation

The property is offered in excellent decorative order throughout with a front aspect kitchen breakfast room fitted with modern gloss units and equipped with quality appliances and a beautiful bay window with shutters. An open plan living room with dining space featuring Amtico flooring with bi-fold doors on to the rear garden. The ground floor also benefits from a separate cloakroom.

To the first floor are two double bedrooms with bedroom one enjoying a dressing room and en-suite shower/ bathroom. The first floor also features the family bathroom. To the second floor is a further two double bedrooms.

## Outside

A particular feature of the property is the attractive rear garden which backs on to woodland with a limestone patio immediately to the rear of the property accessed via the dining space.

The property also benefits from a garage, driveway and visitors parking.

## Location

Edenbrook is ideally located for local amenities and is within easy access of both Fleet town centre and Fleet mainline railway station.

Fleet has excellent commuter links by both rail and road. There are regular trains to London Waterloo taking around 43 minutes and the town is located off Junction 4a of the M3 motorway which links to the M25. Fleet town centre offers comprehensive shopping and leisure facilities, excellent restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and various health care services.

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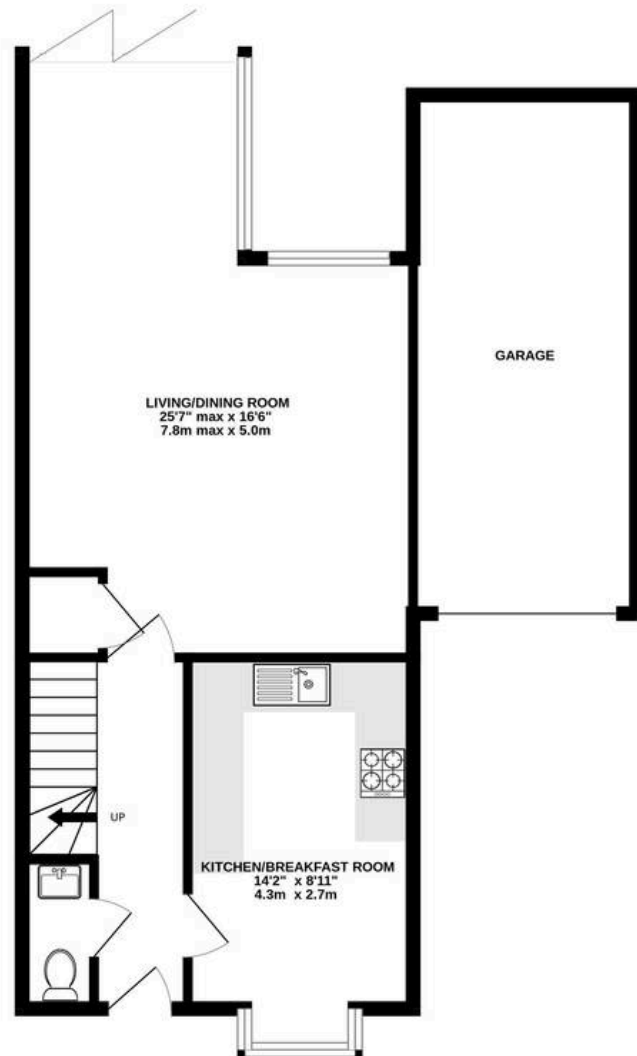




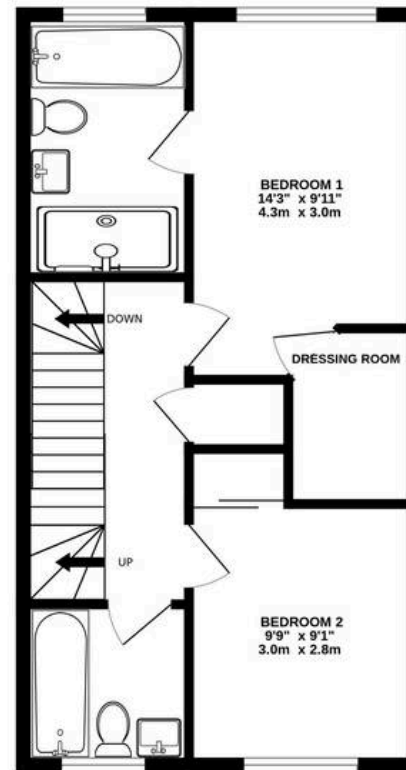




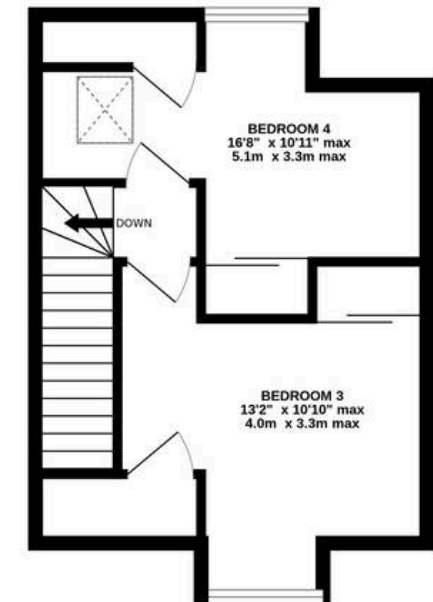
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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## McCarthy Holden Fleet

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