



Birches Crown Gardens, Fleet

Fleet

McCarthy
Holden

Guide Price £725,000



Birches Crown Gardens

Fleet, Fleet

Elegant double-fronted detached home in sought-after location. Abundant natural light, spacious layout, south-facing garden. 4 beds, 2 baths, generous living spaces. Driveway, double garage.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- No Onward Chain
- Cul De Sac Location
- Four Generous Bedrooms
- South Facing Garden
- Close To Fleet Town Centre
- Bedroom One With En-Suite



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The Property

Tucked away in a peaceful cul-de-sac in a highly sought-after location, this elegant double-fronted detached home offers a spacious and thoughtfully arranged layout, enhanced by an abundance of natural light and a bright, airy feel throughout.

Ground Floor

The property is set behind a beautifully maintained front garden, complete with manicured lawns, mature trees, and established planting, providing an attractive and inviting first impression. Upon entering the property, you're welcomed into a generous entrance hall with glass panelled internal doors to the front two rooms, downstairs cloakroom and under stairs storage cupboard. To one side, a spacious dual-aspect living room extends the full depth of the home, there is central fireplace, a large bay window to the front and sliding glass doors at the rear, which open directly onto the sunny, south-facing garden, creating an effortless flow to the outdoors. Across the hall, the dining room mirrors the front bay window design, bringing in generous daylight and creating an elegant feel. The separate kitchen is thoughtfully laid out and is fitted with an array of wall and base units, ample worktop space, and a practical design.

First Floor

Upstairs, the property features three double bedrooms and a generous single bedroom which can also be used as a study. The principal bedroom enjoys the added benefit of an en suite shower room whilst a bathroom serves the remaining bedrooms. Bedrooms two and three also benefit from generous built-in wardrobes.

Outside

Outside, the south-facing rear garden is undoubtedly one of the standout features of this home. Beautifully landscaped and meticulously maintained, it enjoys an abundance of sunlight throughout the day, making it the perfect setting for both relaxation and recreation. There is a well kept lawn area and established borders with mature shrubs and seasonal planting add colour and character year round. There's also ample patio space for outdoor dining or entertaining.

To the front of the property, a private driveway provides off-road parking for multiple vehicles and leads to a spacious double garage. This not only offers excellent storage but also presents exciting potential for conversion into additional living space,—subject to the necessary planning permissions.

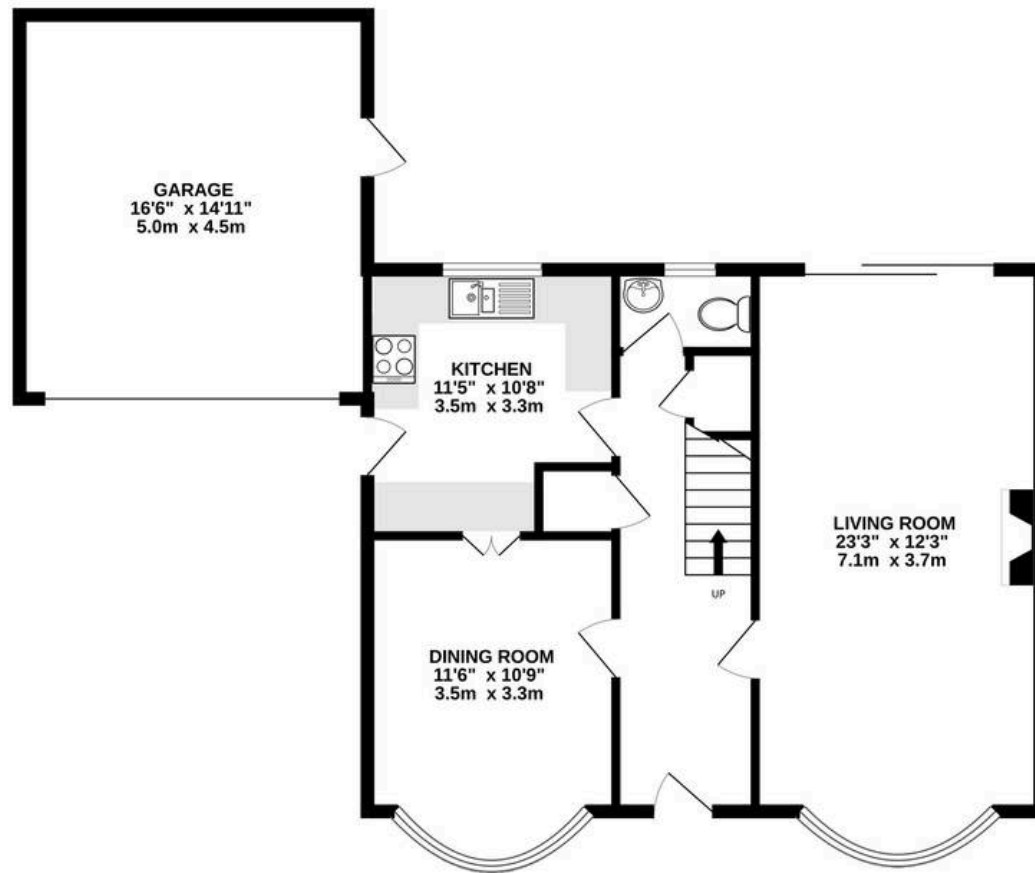
Location

Fleet has excellent commuter links by both rail and road. There are regular trains to

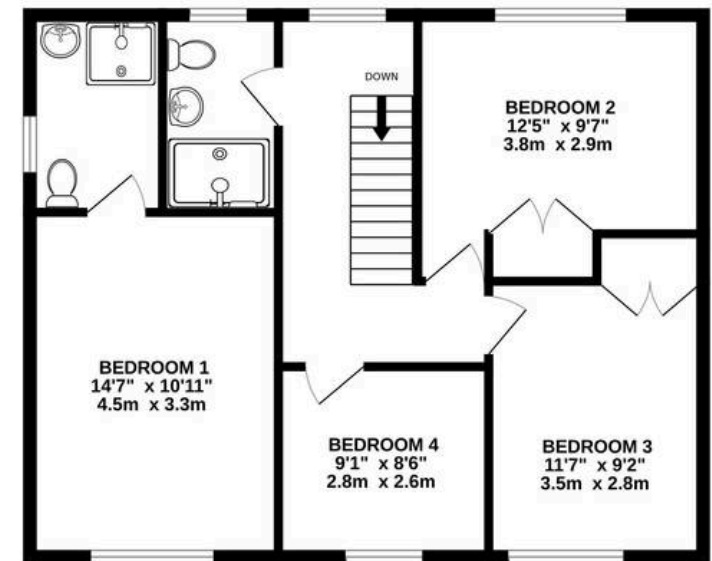




GROUND FLOOR



1ST FLOOR



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