



HARROW ROAD FLEET GU51
£3,600 PER MONTH AVAILABLE 20/08/2024

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Harrow Road Fleet GU5 1

£3,600 Per Month
Unfurnished

 **6 Bedrooms**
 **3 Bathrooms**
 **3 Receptions**

Features

- Six Bedrooms, - Kitchen/Breakfast Room,
- Reception Room, - Study, - Double
Garage, - Garden, - Family Bathroom, -
En-suite bathroom, - Council Tax Band F

Council Tax

Council Tax Band F

Hamptons

4 Castle Street
Farnham, GU9 7HS
01252 902000
farnhamlettings@hamptons.co.uk
www.hamptons.co.uk

{ A SOPHISTICATED SIX BEDROOM FAMILY HOME IN FLEET

The Property

Situated on the popular Elvetham Heath Development, this stunning six bedroom home is approached by an entrance hall with a downstairs cloakroom and enjoys a living room with a feature fireplace, open plan kitchen/dining and family room, which meet the demands of contemporary living. The separate utility room has useful storage space and the living accommodation is further complimented by a home office/study. The first floor features four bedrooms and a family bathroom, with the master bedroom offering an en- suite. The second floor boasts two further bedrooms with eaves storage and an en-suite walk in shower room.

Outside

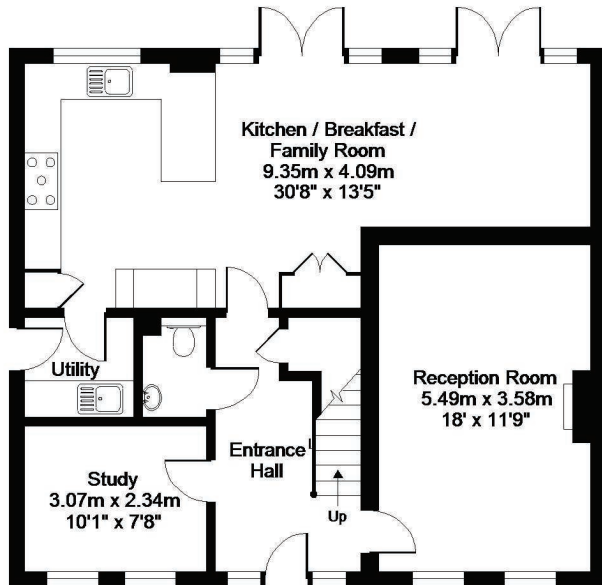
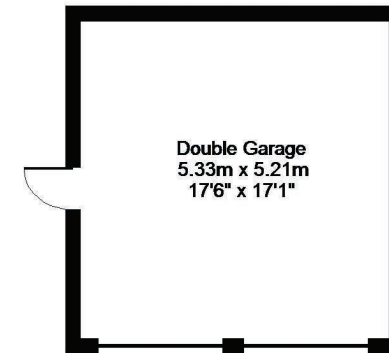
The property has a landscaped rear garden which has a patio and a level area of lawn with shrubs. A gate gives access to the driveway to the side of the property with parking for up to 4 cars and this gives access to the double garage with a door to the garden.

Location

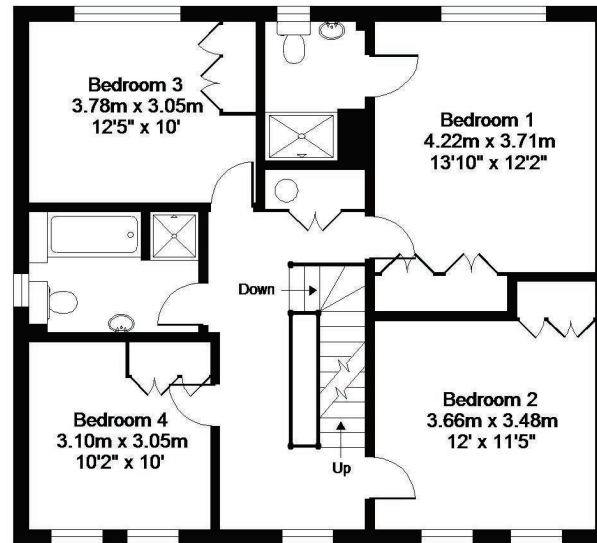
The property is within one of Elvetham Heath's favoured roads with convenient access to Elvetham Heath Nature Reserve and amenities including public house, primary school, church and supermarket. The commuter enjoys easy access to the M3 at Junction 4A or Fleet's mainline station with a journey time to London Waterloo in approximately 40 minutes.



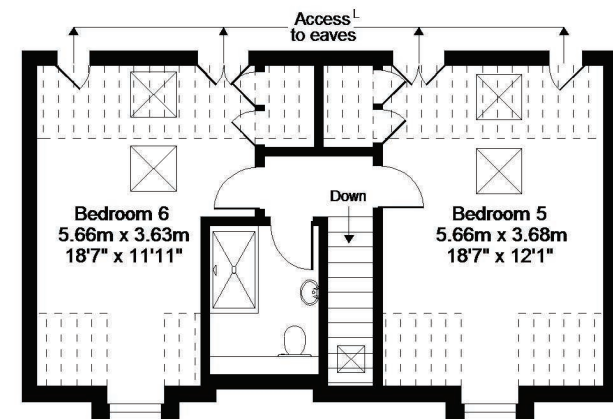
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Harrow Road, Fleet, GU51

APPROX. GROSS INTERNAL FLOOR AREA 2405 SQ FT 223.4 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT / INCLUDES GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Band A	92-100		
Band B	81-91		
Band C	69-80		
Band D	55-68		
Band E	39-54		
Band F	21-38		
Band G	1-20		
		77	84
<small>For more information on energy ratings</small> <small>For more information on energy ratings</small>			
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	



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