



KINGS ROAD FLEET GU51
£3,950 PER MONTH AVAILABLE 27/08/2024




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Kings Road Fleet GU5 1

**£3,950 Per Month
Unfurnished**

 **4 Bedrooms**
 **3 Bathrooms**
 **2 Receptions**

Features

- Four Bedrooms, - Three Reception Rooms, - Modern Kitchen, - Family Bathroom, - Ensuite, - Off-Street Parking, - Council Tax Band F

Council Tax

Council Tax Band F

Hamptons

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{ A FANTASTIC FAMILY HOME IN THE PONDTAIL AREA OF FLEET

The Property

This elegant 4 bedroom house offers an ideal blend of contemporary style and comfortable living, making it the perfect haven for family living. The house boasts a bright and airy living/dining room with large bi-fold doors to the rear garden, allowing plenty of natural light to flood in. This room is really the heart of the home and is great for entertaining guests over dinner. The well-equipped kitchen features sleek countertops, high-quality appliances, and ample storage, perfect for culinary enthusiasts. This floor also offers two other reception rooms ideal for a home office or formal sitting room. Upstairs, each bedroom is tastefully decorated and offers ample space for relaxation. The principle bedroom includes an en-suite bathroom and walk-in-wardrobe while the other three bedrooms share a well-appointed family bathroom. In addition, the property includes a utility room, providing extra storage and laundry facilities. There is also a private driveway with space for multiple vehicles. Fleet mainline station is located 0.9 miles from the property with direct trains to London Waterloo in under the hour.



Kings Road, Fleet, GU51

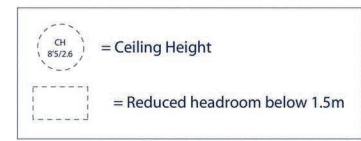
Approximate Area = 2493 sq ft / 231.6 sq m

Limited Use Area(s) = 28 sq ft / 2.6 sq m

Garage = 371 sq ft / 34.4 sq m

Total = 2892 sq ft / 268.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hamptons. REF: 1149681

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
Very Energy Efficient (A)			
Energy Efficient (B)			
Decent (C)			
Needs Improvement (D)			
Some Improvements Needed (E)			
Significant Improvements Needed (F)			
Urgent Improvements Needed (G)			
		71	78

England & Wales EU Directive 2002/91/EC

