



**ANGORA WAY FLEET GU51**  
*£2,250 PER MONTH AVAILABLE NOW*

**Hamptons**


THE HOME EXPERTS



# { THE PARTICULARS }

Angora Way Fleet GU5 1

**£2,250 Per Month**  
**Unfurnished**

 **4 Bedrooms**  
 **3 Bathrooms**  
 **1 Reception**

## Features

- VIDEO TOUR AVAILABLE, - 4 Bedrooms,  
- Detached House, - Close to Station, -  
Garden, - Off-Street Parking, - Garage, -  
Council Tax Band D

## Council Tax

Council Tax Band D

## Hamptons

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

# { A DETACHED 4 BEDROOM HOME WITHIN EASY REACH OF FLEET RAIL STATION }

## The Property

The entrance hallway leads through to the reception room, which is spacious and includes a storage cupboard. From here there is access to the kitchen/dining area, with plenty of storage and access to the conservatory with views across the lovely lawn garden. To the first floor is the principal bedroom, which is very generously proportioned and includes built-in storage and an en-suite shower room. Bedroom 2 is located to the rear of the property overlooking the garden and also benefits from en-suite facilities. There is a family bathroom, and two further bedrooms to the front of the property. The house further benefits from a driveway offering off-street parking, as well as a garage. Council Tax Band D. Deposit: £2,596.15

## Location

Angora Way in Fleet is a charming residential area known for its family-friendly atmosphere and appealing suburban character. Located in the sought-after town of Fleet, Hampshire, Angora Way offers residents a peaceful living environment with convenient access to local amenities and recreational facilities. The area is particularly popular among families and professionals due to its excellent schooling options and easy commute to nearby towns and to London. One of the key attractions of Angora Way is its proximity to Fleet Pond Nature Reserve, a beautiful spot for walking, birdwatching, and enjoying nature. Additionally, the local parks and playgrounds provide great outdoor spaces for children and adults alike. Residents of Angora Way benefit from the convenience of nearby shopping centers, including The Hart Shopping Centre,

which offers a variety of retail outlets, cafes, and restaurants. Fleet town center, with its array of shops, supermarkets, and eateries, is just a short drive away, ensuring all daily necessities are within easy reach. Transport links are excellent, with Fleet railway station providing regular services to London Waterloo, making it ideal for commuters. The area is also well-connected by road, with the M3 motorway accessible for those traveling by car.



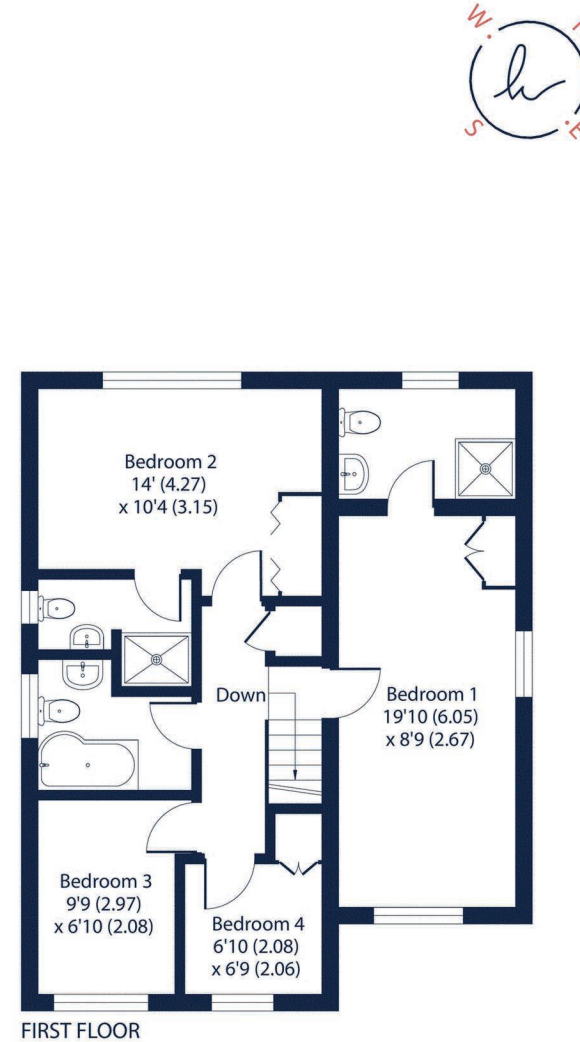
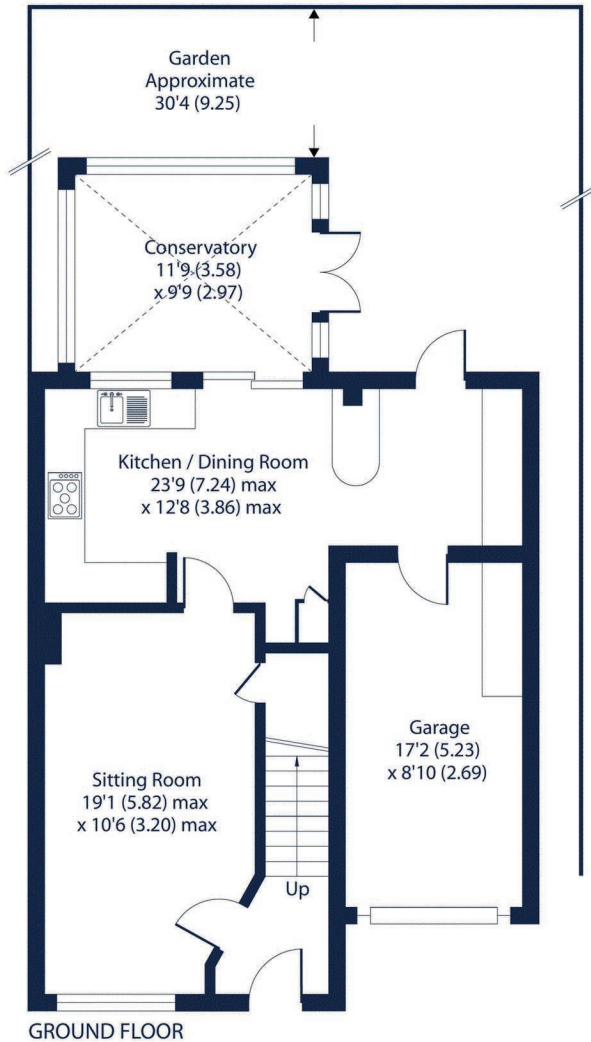
# Angora Way, Fleet, GU51

Approximate Area = 1306 sq ft / 121.3 sq m

Garage = 152 sq ft / 14.1 sq m

Total = 1458 sq ft / 135.4 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). © n1chemcom2024. Produced for Hamptons. REF: 1153805

### 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		83
Band C	69-80	69	
Band D	55-68		
Band E	39-54		
Band F	21-38		
Band G	1-20		

For more information visit [www.gov.uk/guidance/energy-efficiency-ratings](http://www.gov.uk/guidance/energy-efficiency-ratings)

EU Directive 2002/91/EC

England & Wales



