



Wellington Avenue

Fleet

McCarthy  
Holden

Guide Price £575,000



## Wellington Avenue

Fleet

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Character early 1900s cottage
- Three bedroom accommodation
- Approx. 140ft rear garden
- Scope to extend (STPP)
- Off-street driveway parking
- Period features throughout



## Property

This charming early-20th-century cottage sits along one of Fleet's most sought-after residential roads, conveniently positioned for the mainline station, town centre amenities and nearby nature reserve. The home blends period character with considered modern updates, while still offering scope for enlargement or reconfiguration, subject to the usual planning permissions.

## Ground Floor

The ground floor provides a welcoming layout featuring a cosy living room centred around a wood-burning stove set within a traditional brick fireplace, alongside a separate dining room enhanced by an original Victorian fireplace. The kitchen is fitted with a range of units and incorporates an integrated hob, oven and washing machine, with the family bathroom conveniently positioned to the rear of the ground floor.

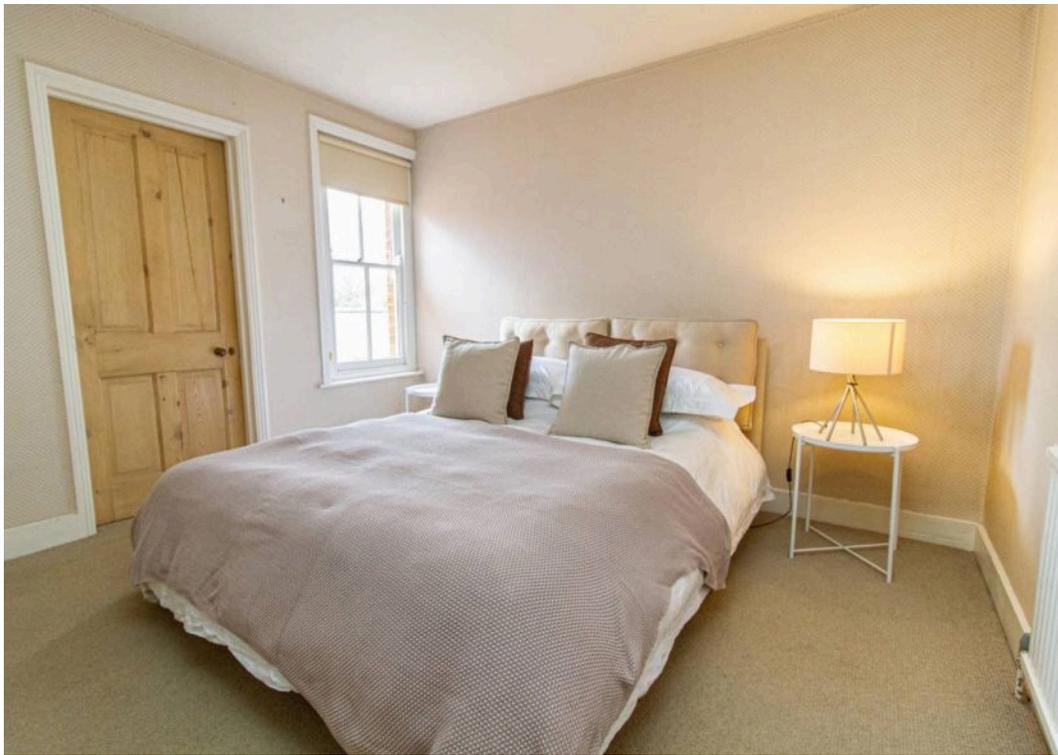
## First Floor

Upstairs, the property offers three bedrooms arranged off the main landing, creating flexible accommodation for families, guests or home working. From the landing there is also access to a partially boarded loft space, complete with lighting, providing useful additional storage and potential for future adaptation.

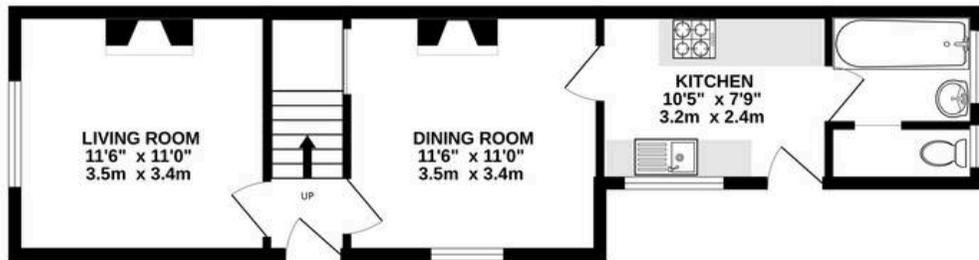
## External

To the front, a gravel driveway bordered by mature hedging offers private off-road parking and an attractive approach. The generous rear garden extends to approximately 140ft and is mainly laid to lawn, enclosed by a combination of fencing, hedgerow and established planting. The outdoor space also includes a variety of shrubs and plants, a small wildlife pond and two timber sheds.

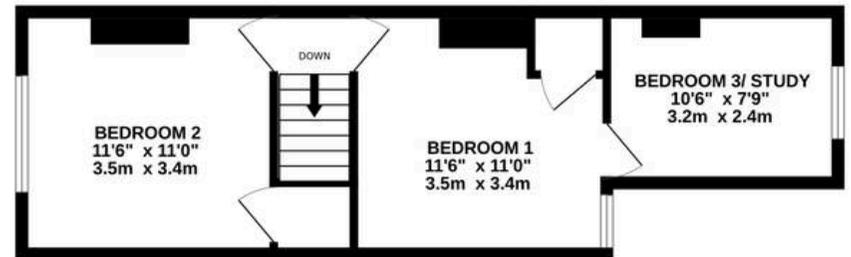




**GROUND FLOOR**  
414 sq.ft. (38.4 sq.m.) approx.



**1ST FLOOR**  
362 sq.ft. (33.6 sq.m.) approx.



**TOTAL FLOOR AREA : 818sq.ft. (76.0 sq.m.) approx.**

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

McCarthy Holden Estate Agents, 110 Fleet Road - GU51 4PA

01252 620640 • [fleet@mccarthyholden.co.uk](mailto:fleet@mccarthyholden.co.uk) • [www.mccarthyholden.co.uk/](http://www.mccarthyholden.co.uk/)

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