



Kenwith Avenue
Fleet

McCarthy
Holden

In Excess of £600,000



Kenwith Avenue

Fleet

Charming 4-bed family home near Fleet Pond & station. Spacious living room, versatile study, bright conservatory. En suite in main bedroom, generous garden with patio & shed. Ideal for outdoor living.

Council Tax band: D

Tenure: Freehold

- Spacious four-bedroom
- Quiet cul-de-sac location
- Multi-car driveway
- Close to Fleet Pond
- Close to Fleet high street





Property

Tucked away in a quiet cul-de-sac just 0.8 miles from Fleet's mainline station, this spacious four-bedroom family home is ideally located on the doorstep of Fleet Pond and the surrounding nature reserve. This home has a multi car driveway and a garage.

Ground Floor

The ground floor offers a well-thought-out layout. The spacious living room features a charming fireplace and a large window that fills the space with natural light. A versatile additional reception room, currently used as a study, offers flexibility for a home office or playroom. To the rear of the property, the kitchen provides generous storage and ample worktop space, with the added benefit of a boot room and a convenient WC to the side. An open archway connects the kitchen to a bright conservatory, currently serving as a dining room.

First Floor

Upstairs, the property offers four well-proportioned bedrooms. Three of the rooms are spacious doubles, including the main bedroom which benefits from its own en suite. The fourth bedroom is a generous single, ideal for a child's room, nursery, or home office. A family bathroom completes the first-floor accommodation.

Outside

The rear garden is thoughtfully arranged and offers a great space for outdoor living. It features a large, paved patio area, along with a raised lawn section that leads to a second, separate patio. A garden shed provides useful storage, and the entire space is enclosed by fencing for privacy and security. A gate at the rear of the garden offers convenient external access.







Kenwith Avenue, Fleet, GU51

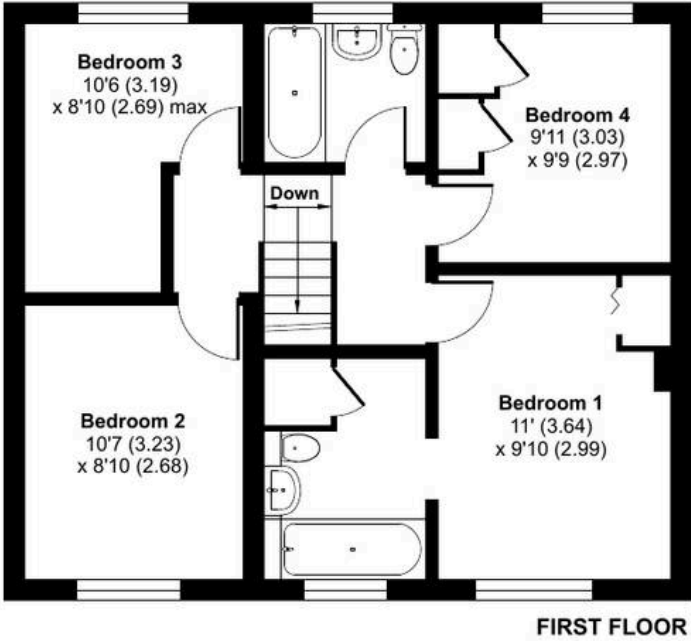
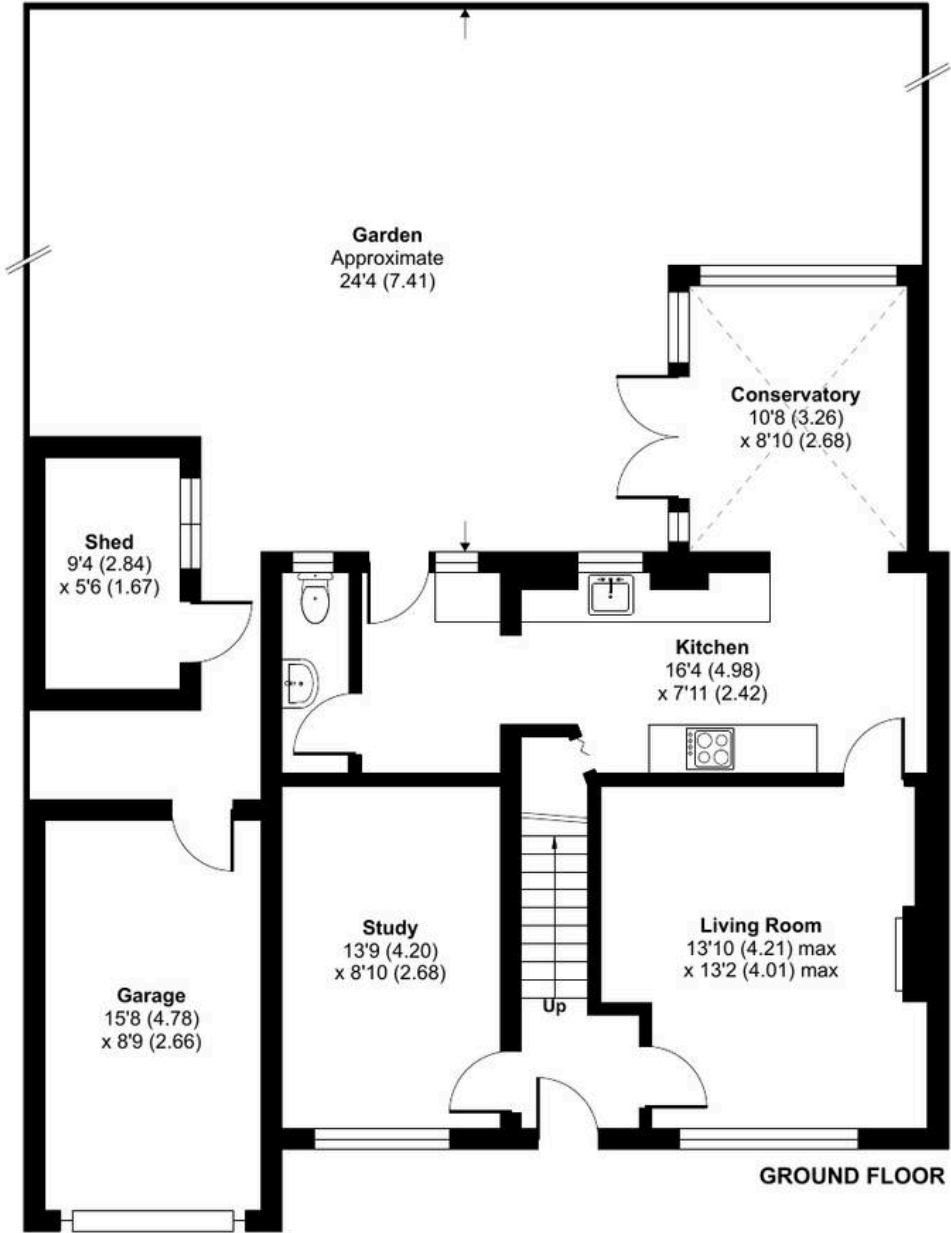
Approximate Area = 1261 sq ft / 117.1 sq m

Garage = 137 sq ft / 12.7 sq m

Outbuilding = 51 sq ft / 4.7 sq m

Total = 1449 sq ft / 134.5 sq m

For identification only - Not to scale







McCarthy Holden Fleet

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Photos and floor plans are illustrative; items shown may not be included. Buyers/tenants must verify all details. Fixtures & Fittings: Excluded unless specifically stated.