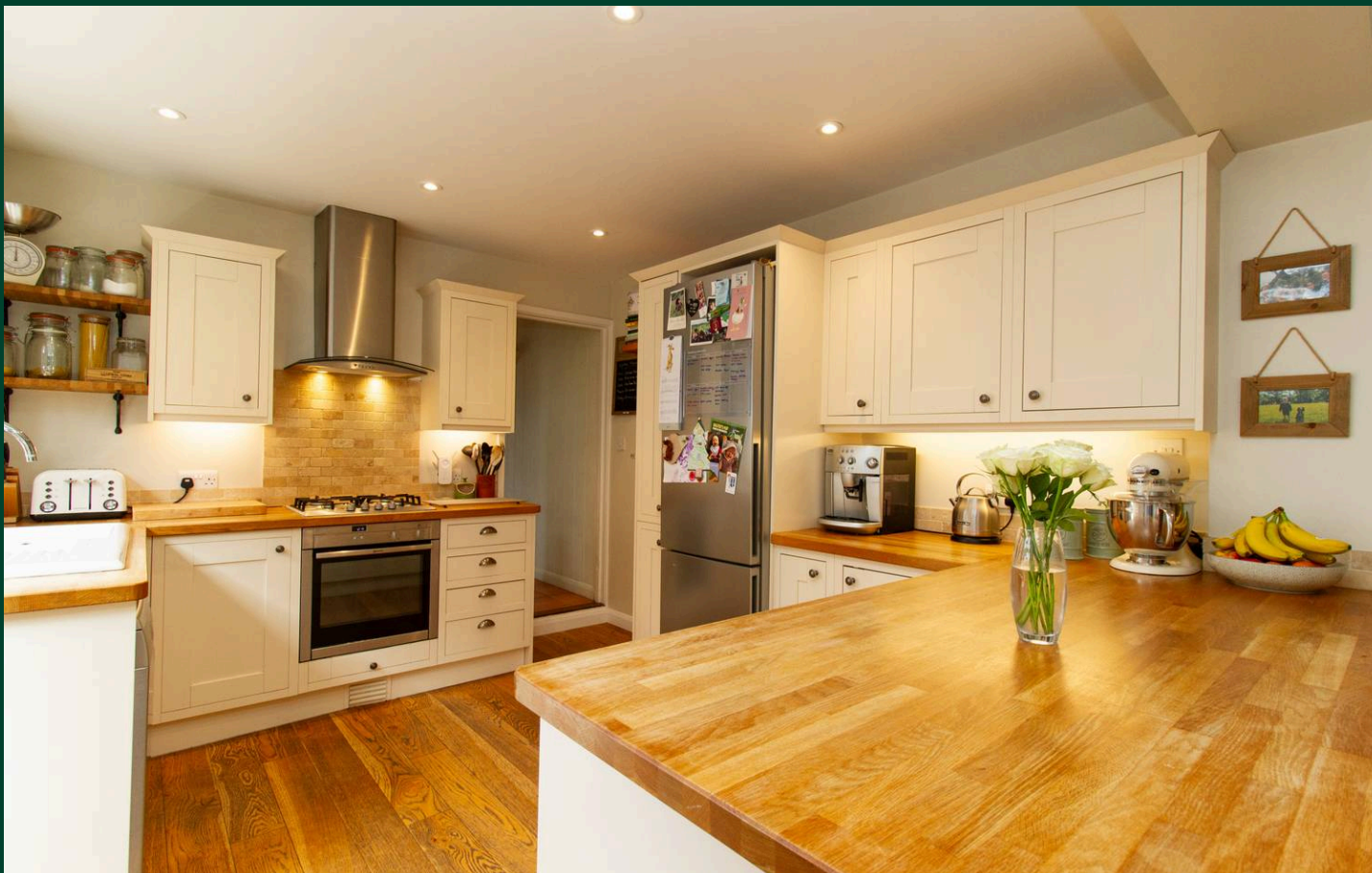




Connaught Road
Fleet

McCarthy
Holden 



Connaught Road

Fleet

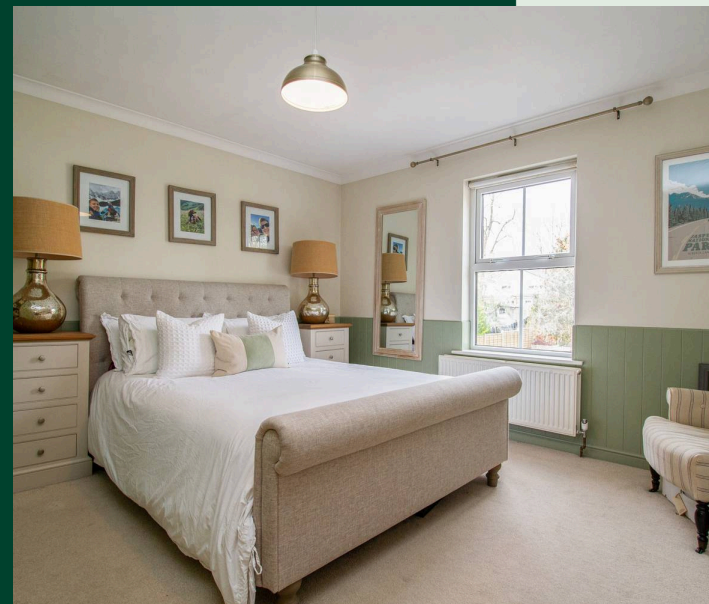
Beautifully presented three bedroom semi-detached period home in central Fleet. Modern kitchen, stylish bathroom, driveway parking, and close to shops, amenities, and transport links.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Three Bedrooms
- Private Driveway Parking
- Impressive Kitchen/Dining Room
- Semi-Detached Period Home
- Fleet Town Centre Location
- Excellent Decorative Order



The Property

This beautifully presented three bedroom semi-detached period home is ideally situated within walking distance of Fleet town centre, offering comfort, style and convenience. The property has been meticulously maintained and is in excellent decorative order throughout, blending original features with stylish modern touches.

Ground Floor

The entrance hall leads to a spacious living room with a charming bay window and feature fireplace, complemented by solid oak floors and character internal doors. The impressive kitchen/dining room is perfect for family living and entertaining, with ample workspace and modern fittings. To the rear of the ground floor is a downstairs cloakroom, utility room and children's play room which leads out on to the garden.

First Floor

Upstairs, three well-proportioned bedrooms provide comfortable accommodation, while the contemporary bathroom features a stylish four-piece suite including a classic roll-top bath.

External

Outside, the property benefits from private driveway parking for multiple vehicles, ensuring convenience for residents and guests alike. The large rear garden is a particular highlight, featuring an expansive patio area ideal for al fresco dining, summer gatherings, or simply relaxing in the sunshine. Mature borders and established planting provide privacy and a tranquil setting, while the generous lawn offers plenty of space for children to play or for keen gardeners to enjoy. At the rear of the garden is a new, fully functioning home office extension offering a superb space for remote working or creative pursuits, enhancing the flexibility of this delightful home.

Location

Fleet has excellent commuter links by both rail and road. There are regular trains to London Waterloo taking around 43 minutes and the town is located off Junction 4a of the M3 motorway which links to the M25. Fleet town centre offers comprehensive shopping and leisure facilities, schools for all age groups, churches of various denominations and various health care services. Towns such as Basingstoke, Guildford and Reading are all within 20 miles whilst the historic market town of Farnham and the picturesque villages of Hartley Wintney and Odiham are a short drive away. Heathrow Airport is about 28 miles and Farnborough Airport is about 5 miles distant. Private aircraft facilities are also available at Blackbushe Airport (about 5 miles).







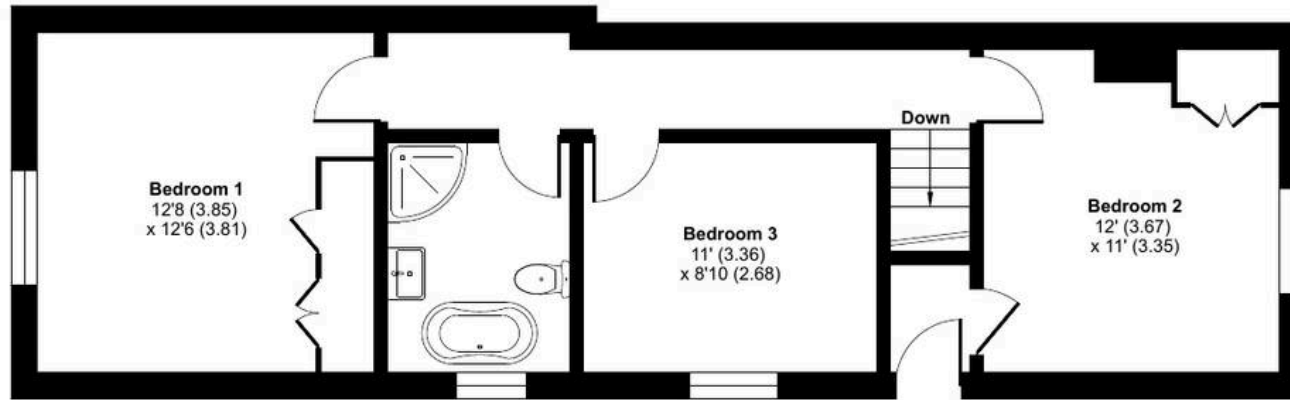
Connaught Road, Fleet, GU51

Approximate Area = 1162 sq ft / 107.9 sq m

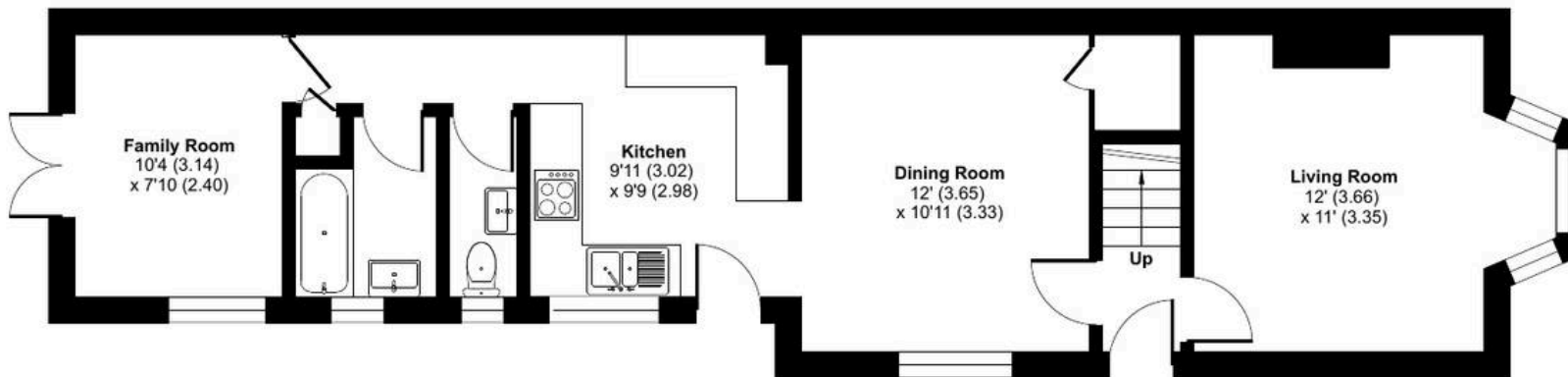
Outbuilding = 228 sq ft / 21.1 sq m

Total = 1390 sq ft / 129 sq m

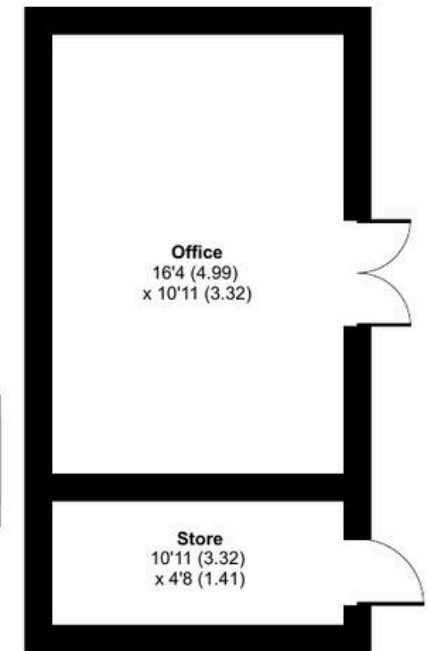
For identification only - Not to scale



FIRST FLOOR



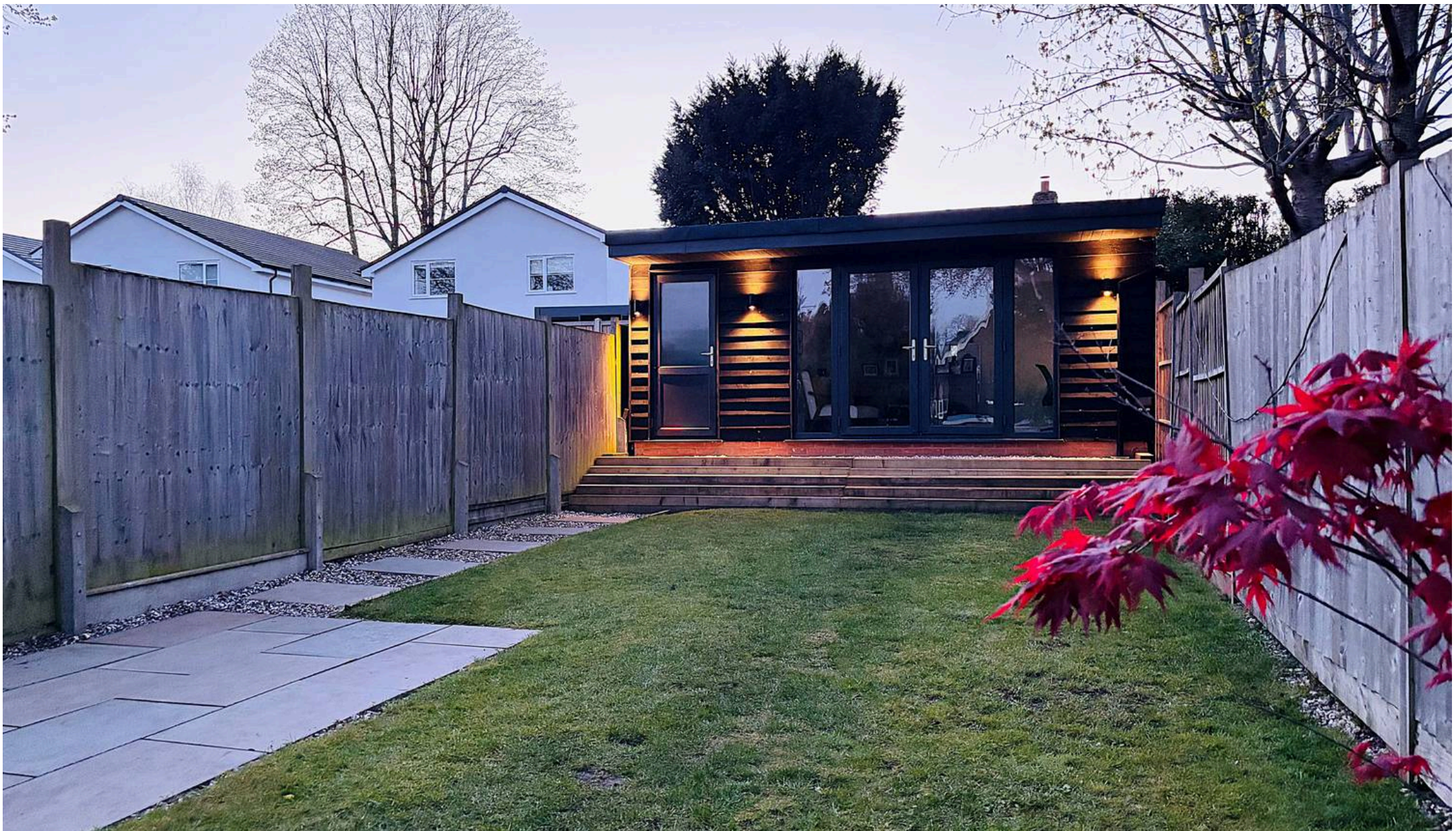
GROUND FLOOR



OUTBUILDING 1 / 2







McCarthy Holden Fleet

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

01252 620640 • fleet@mccarthyholden.co.uk • www.mccarthyholden.co.uk/

These particulars are provided in good faith under the Consumer Protection from Unfair Trading Regulations 2008 and are for guidance only. They do not form part of any contract. No survey has been carried out, and services or fittings have not been tested.

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