



7 Chertsey Street, Fleet

Fleet

McCarthy
Holden

Guide Price £400,000



7 Chertsey Street

Fleet, Fleet

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Two Double Bedrooms
- Driveway Parking for Two Cars
- Garage
- Generous Corner Plot
- Two Reception Rooms
- Elvetham Heath





The Property

A well presented two bedroom semi detached home, built by the renowned builders Charles Church, situated in a pleasant location on the ever popular Elvetham Heath development.

The property sits on a larger than average corner plot which offers excellent potential for extension subject to the necessary planning consents.

Ground Floor

Upon entering the property, you are welcomed by a spacious hallway which provides access to the cloakroom and stairs to the first floor. The front aspect kitchen features a range of base and eye level units, integrated appliances and a convenient breakfast bar. The living room, overlooking the rear garden through French doors, is bright and airy and also leads to the conservatory. The ground floor is completed by the cloakroom.

First Floor

To the first floor, there are two double bedrooms, each benefiting from fitted wardrobes, as well as a family bathroom.

Outside

The southerly facing rear garden is a particular feature of the property. It is enclosed by panel fencing with mature shrub borders and is predominantly laid to lawn. Immediately to the rear of the property there is a paved area, which is ideal for entertaining. A courtesy gate provides access to the front of the property, and there is also a door leading directly to the garage.

To the front of the property, there is a driveway and a single garage.

Location

Elvetham Heath is a development with a wealth of amenities including a supermarket, infant and junior school, church and public house. Various activities and facilities are enjoyed by the local community including a football pitch and cycling and running clubs.

Fleet town centre is within a short distance offering extensive leisure and shopping facilities with Fleet mainline railway station (trains to London Waterloo from 43 minutes) and Junction 4a of the M3 motorway also being within easy access.

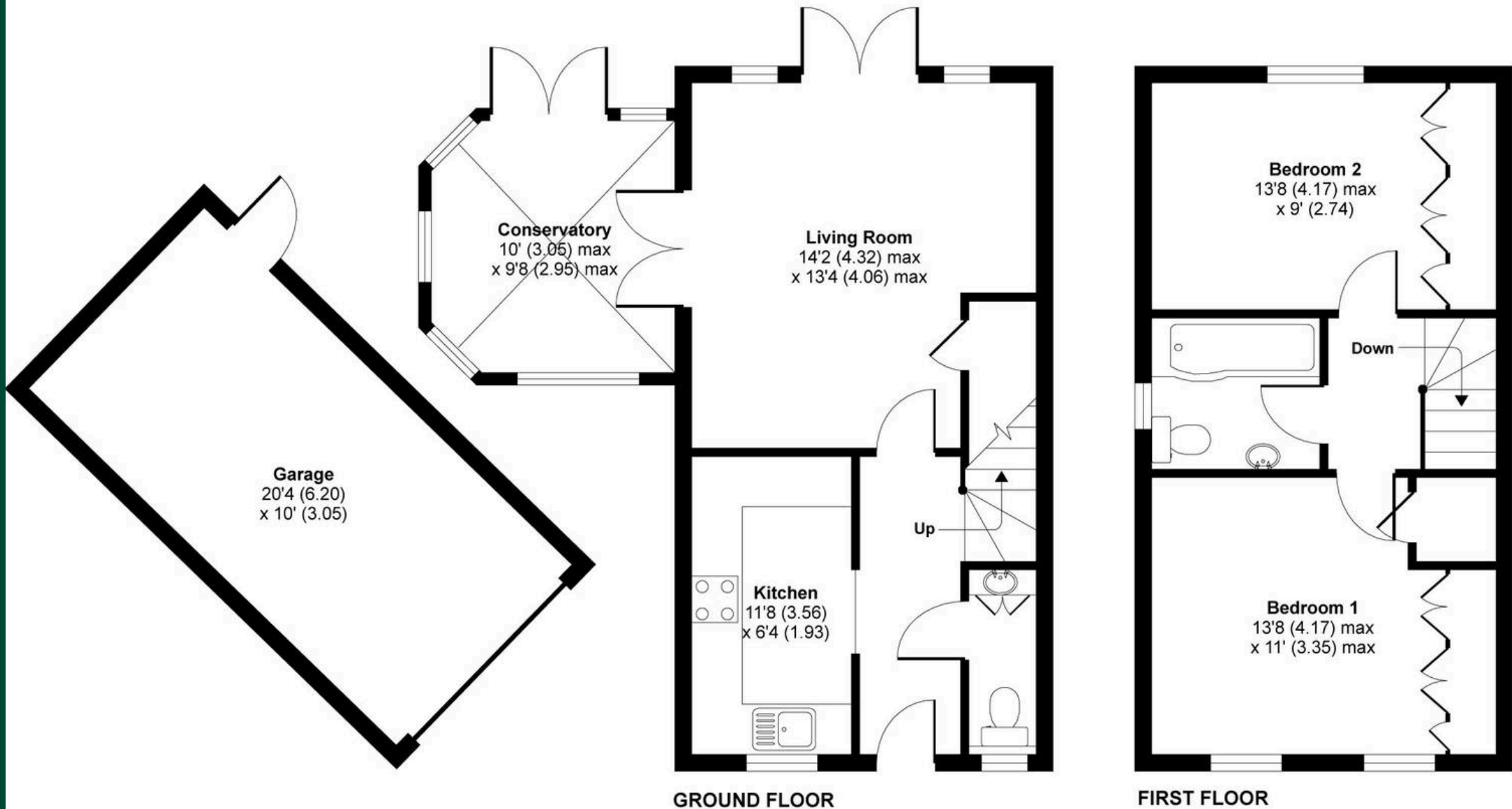


- Two Double Bedrooms



Chertsey Street, Fleet, Hampshire, GU51

APPROX. GROSS INTERNAL FLOOR AREA 1030 SQ FT 95.6 SQ METRES (INCLUDES DETACHED GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.





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