



26 Connaught Road, Fleet
Fleet

McCarthy
Holden

Guide Price £500,000



26 Connaught Road

Fleet

This charming and beautifully presented two bedroom semi detached cottage offers spacious and well balanced accommodation, combining character features with comfortable modern living.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Driveway Parking
- Two Reception Rooms
- Outbuilding with Power
- Edwardian Property
- Close to Town



McCarthy
Holden



The Property

This charming and beautifully presented two bedroom semi detached cottage offers spacious and well balanced accommodation, combining character features with comfortable modern living. The property is conveniently located within walking distance of Fleet town center and train station.

Ground Floor

The welcoming entrance hall leads into a bright living room, featuring a sash bay window to the front aspect, allowing plenty of natural light, and a feature fireplace that creates an attractive focal point. There is a separate dining area that leads through to the kitchen at the rear of the home. The kitchen is well presented and benefits from a wooden breakfast bar, a range of eye and base level cabinets, offering ample storage and workspace. There is also space for a number of utility appliances. The kitchen enjoys direct access to the rear garden, creating a practical and convenient layout for everyday living.

First Floor

Upstairs, the property offers two generous double bedrooms, both providing comfortable accommodation with fitted wardrobes. The family bathroom is also located on the first floor and is fitted with a modern suite. The landing has access to a loft room, which is fully boarded with power.

External

Outside, the property benefits from private driveway parking. A particular feature of the home is the impressive rear garden, which extends to almost 200ft in length. Predominantly laid to lawn, the garden offers an abundance of space for families, keen gardeners, or those who enjoy outdoor entertaining, with a patio area providing the perfect spot for al fresco dining and relaxing during the warmer months. At the bottom of the garden, there is a versatile outbuilding, fully insulated and benefiting from power, this excellent additional space is ideally suited for use as a home office, gym, studio, or hobby room, offering flexibility to suit a variety of lifestyles.

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









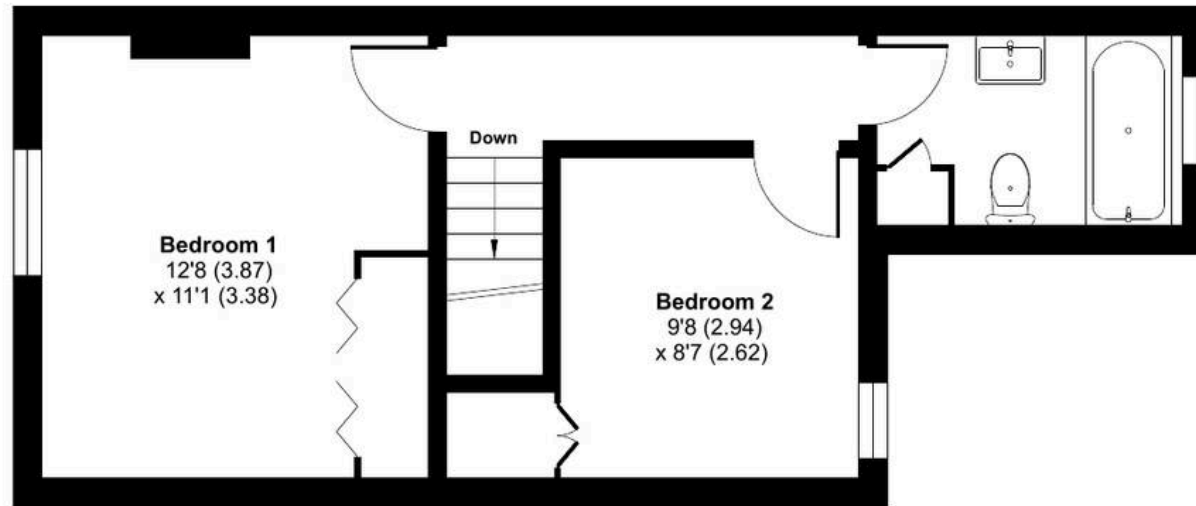
Connaught Road, Fleet, GU51

Approximate Area = 775 sq ft / 71.9 sq m

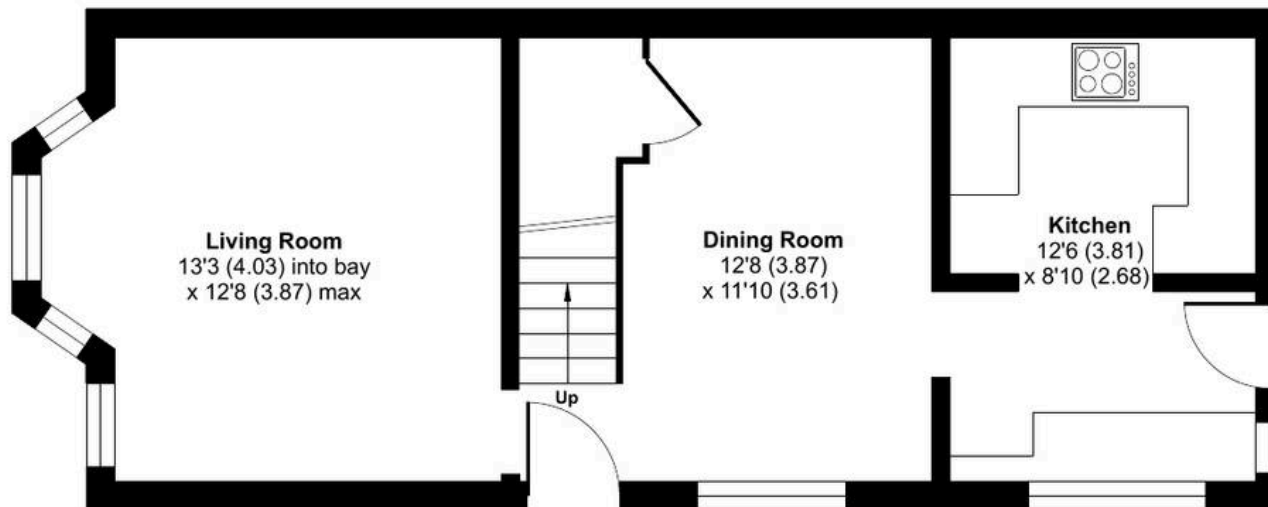
Outbuilding = 248 sq ft / 23 sq m

Total = 1023 sq ft / 94.9 sq m

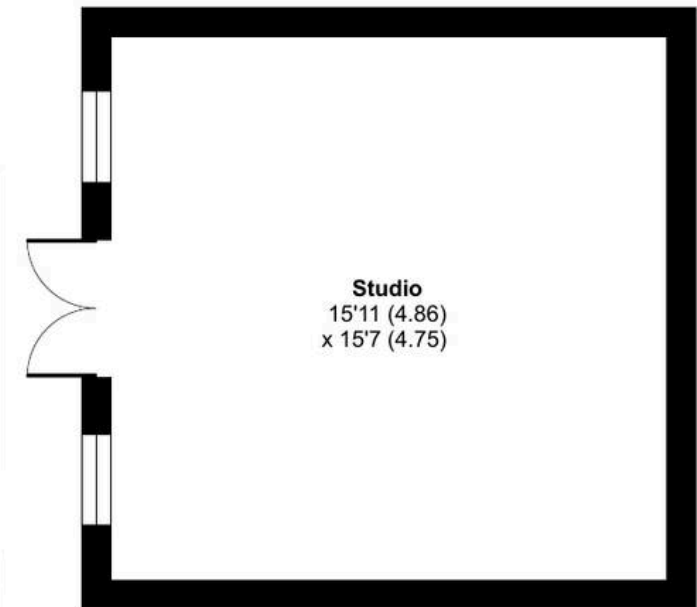
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FIRST FLOOR



GROUND FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for McCarthy Holden. REF: 1219694



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.