



Castle Street

Fleet

McCarthy  
Holden

Guide Price £700,000



## Castle Street

### Fleet

Edwardian detached home near Fleet centre. Three double bedrooms, en-suite, kitchen, conservatory, landscaped garden, home office, off-street parking. Close to schools and transport.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Impressive Edwardian double fronted detached home, with period features throughout
- Short walking distance to highly regarded local infants, junior and senior schools, and town centre
- Three bedrooms, with walk-in wardrobe and en-suite to primary
- Large lounge, with second living area that could be used as additional bedroom or family room
- Large modern conservatory with bi-fold doors to garden
- Offroad parking for multiple cars
- Good-size home office
- Generous South-East facing garden



### Property

This attractive Edwardian detached home offers a harmonious blend of period charm and modern living. Bright and airy throughout, the property is ideally situated within a short walking distance of local schools and the town centre. This beautifully maintained property offers a rare opportunity to enjoy character, comfort and convenience in one of Fleet's most sought-after areas.

### Ground Floor

The ground floor showcases a welcoming entrance hall, two well-proportioned living rooms with original period features such as sash windows with shutters, a stunning contemporary conservatory extension with bi-folding doors, seamlessly connecting the indoors with the garden, and a large modern kitchen which is thoughtfully designed for both functionality and style.

### First Floor

The property features three well proportioned bedrooms, with bedroom one benefitting from an en-suite shower room and walk-in wardrobe. There is a large, stylish family bathroom serving the remaining bedrooms.

### External

The private, south-east facing garden is a true highlight, offering a sunny and tranquil retreat for outdoor living. Landscaped for ease of maintenance, the garden provides a generous lawn, mature borders, and a paved patio area ideal for al fresco dining or summer barbeques. The conservatory's bi-folding doors open directly onto the patio, creating an effortless flow between indoor and outdoor spaces.

Towards the rear of the garden, the detached home office is fully insulated and equipped with power and wifi, making it suitable for year-round use. Off-street parking is available to the side and rear of the house, with space for multiple vehicles. The garden also benefits from a good size shed.

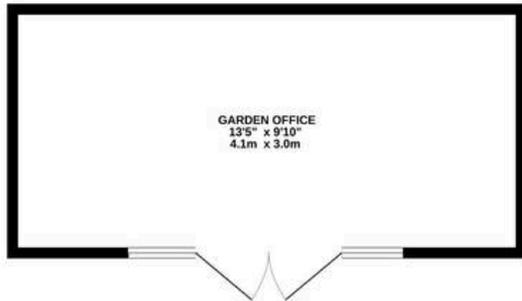
### Location

The home's location combines the benefits of a peaceful residential setting with excellent access to local amenities, schools, and transport links, making it a perfect choice for families and professionals alike.

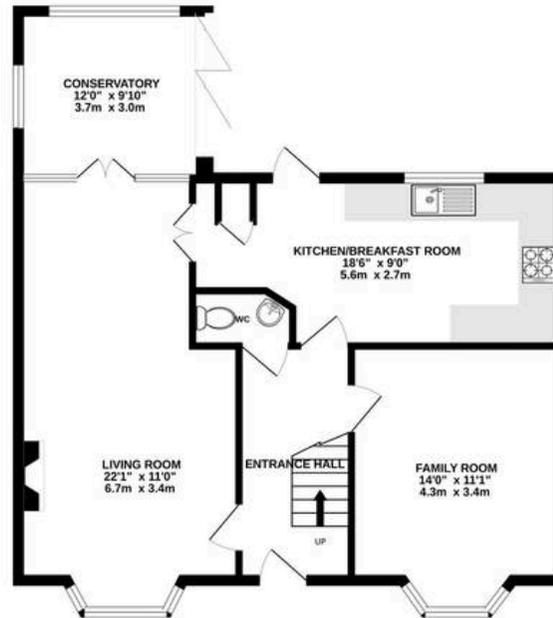




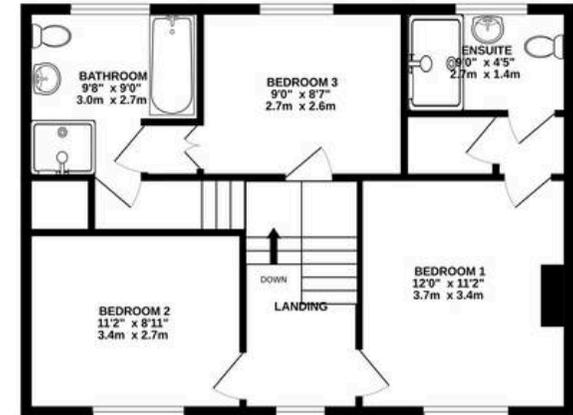
OUTBUILDING  
131 sq.ft. (12.2 sq.m.) approx.



GROUND FLOOR  
774 sq.ft. (71.9 sq.m.) approx.



1ST FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



CASTLE STREET

TOTAL FLOOR AREA : 1530 sq.ft. (142.1 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

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