



Longdown  
Fleet

McCarthy  
Holden

Guide Price £685,000



## Longdown

Fleet

Spacious three/ four bedroom detached home with modern kitchen, wrap-around garden, double garage, driveway, and close to schools, amenities, and transport in a sought-after area.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Three / Four Double Bedrooms
- Open Plan Living
- Double Garage and Driveway
- Driveway
- Sought-After Residential Area
- Wrap-Around Garden



## Property

This impressive three / four double bedroom detached home is ideally positioned on a corner plot, situated in a highly sought-after residential area in the Courtmoor area of Fleet, and offers a perfect blend of spacious living and modern comfort.

## Ground Floor

Upon entering, you are welcomed into a large entrance hall with the staircase to the first floor. The heart of the home is the expansive lounge and dining area with triple aspect views overlooking the grounds. The contemporary kitchen is equipped with ample storage and high-quality fixtures, with the convenience of a separate utility room; ensuring convenience and practicality for every-day living. The versatile layout downstairs allows for a fourth bedroom, ideal for growing families or it can be used as a dedicated home office or hobby room.

## First Floor

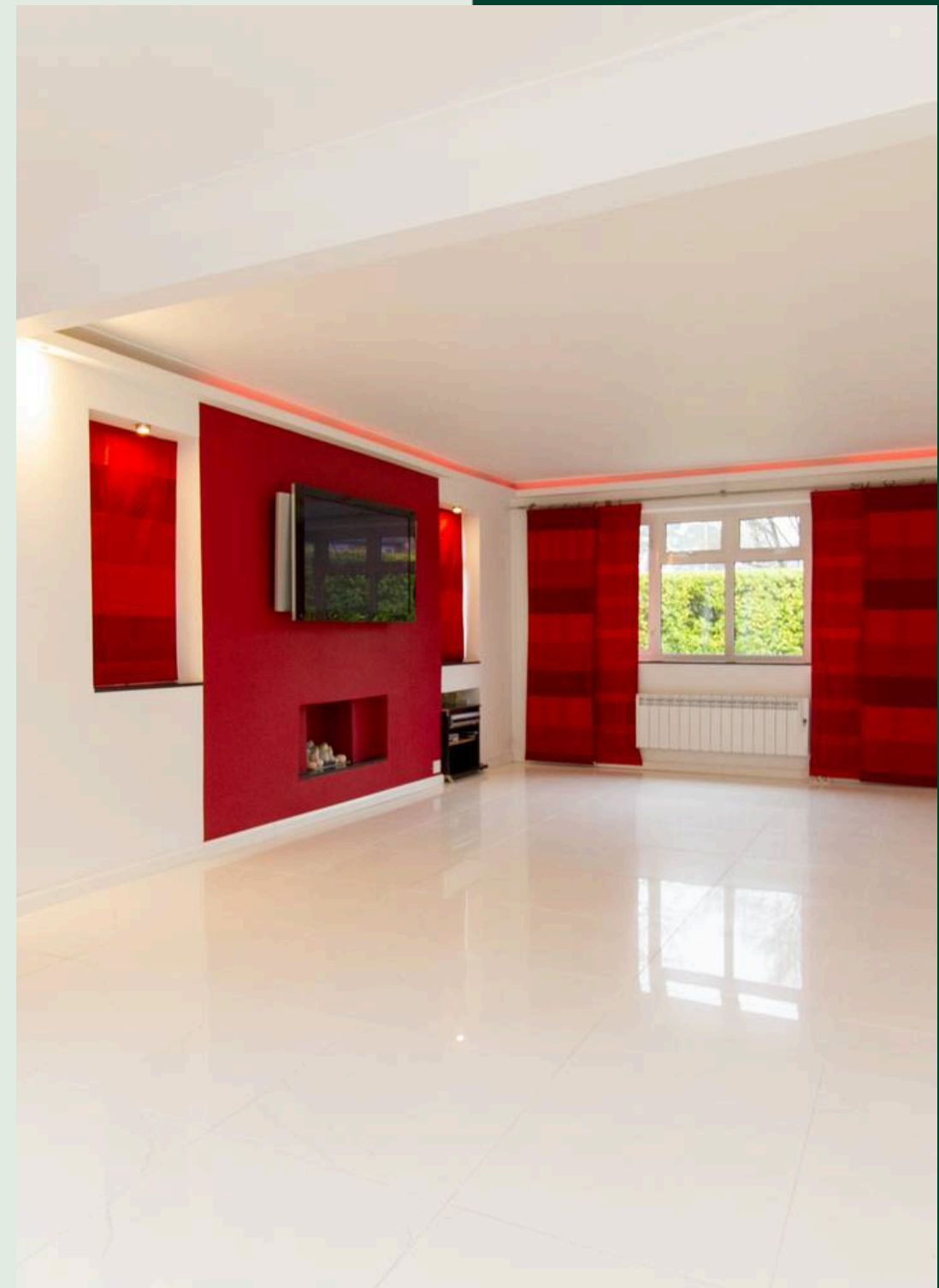
Each bedroom is generously proportioned and benefits from fitted wardrobes and large windows that fill the rooms with natural light, enhancing the sense of space and comfort throughout. The modern bathroom features sleek fittings, a full-size bath, and a separate shower.

## External

The property is sat central to its plot in a beautiful wrap-around garden that is mostly laid to lawn and bordered by hedging; maximising privacy. A paved patio surrounds the property with pathways leading from the front door to the road and the back door to the driveway and garage. The property boasts a double garage, offering secure parking and additional storage options, complemented by a private driveway that provides further off-road parking for multiple vehicles.

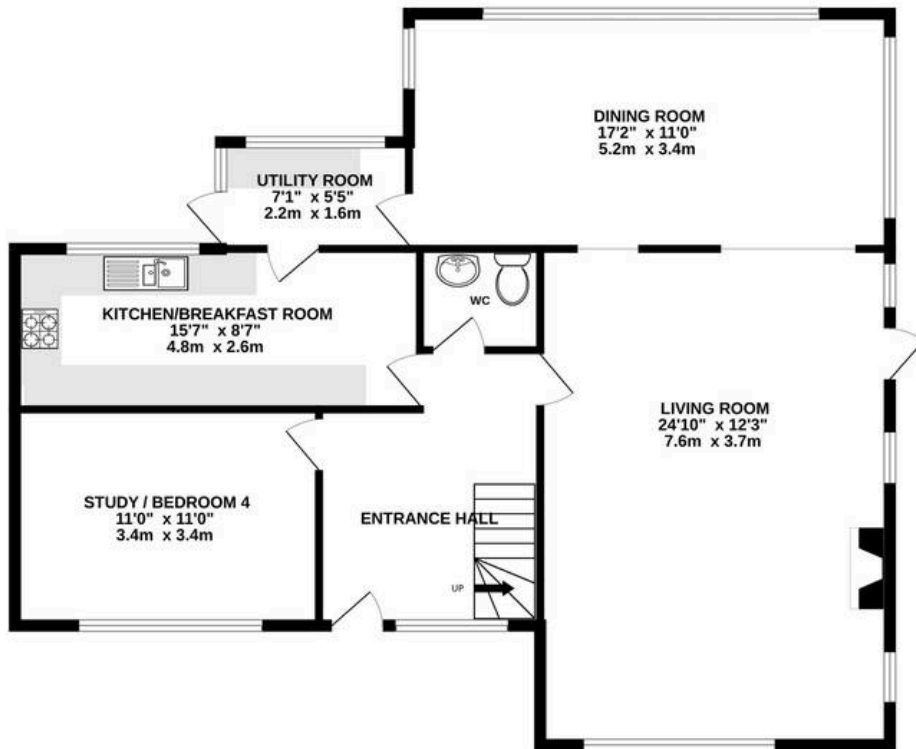
## Location

Set within a peaceful neighbourhood, this home is ideally located close to reputable schools such as Court Moor Secondary School, local amenities, and excellent transport links, making it perfect for families and professionals alike.

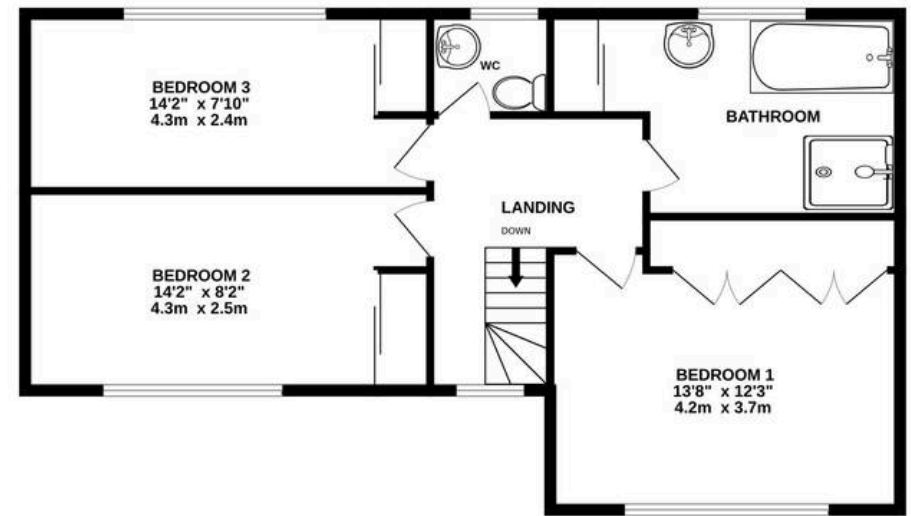




**GROUND FLOOR**  
1197 sq.ft. (111.2 sq.m.) approx.



**1ST FLOOR**  
886 sq.ft. (82.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1586sq.ft. (147.3 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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