



37 Wellington Avenue, Fleet

Fleet

McCarthy
Holden

Offers Over £750,000



37 Wellington Avenue

Fleet

Offered to the market for the first time in over 50 years, this four-bedroom detached family home presents a rare opportunity to acquire a property in one of Fleet's most residential locations.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Four/ Five Bedroom Detached
- Mature Tree Lined Avenue
- Close To Mainline Station
- Garage And Driveway Parking
- No Onward Chain
- Close To The End Of A Cul De Sac That Leads To Fleet Pond



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Holden



The Property

Offered to the market for the first time in over 50 years, this four-bedroom detached family home presents a rare opportunity to acquire a property in one of Fleet's most established and desirable residential locations. Situated within easy reach of Fleet town centre, Fleet railway station and Fleet Pond Nature Reserve, the property offers well-balanced accommodation throughout and excellent scope to modernise and extend, subject to the usual planning consents.

Ground Floor

The front door opens into a spacious entrance hall with stairs rising to the first floor and doors leading to the principal reception rooms. The dual-aspect living/dining room extends from the front to the rear of the property, creating an excellent entertaining space, with a feature brick fireplace forming the focal point of the room. Sliding doors lead into the sun room, enjoying views over the rear garden.

The kitchen/breakfast room is fitted with a range of eye and base level units with work surfaces over, inset sink and drainer, and space for a range of freestanding appliances. There is ample space for a breakfast table and a door providing access to the rear garden. A W/C completes the ground floor.

First Floor

The first floor comprises four well-proportioned bedrooms and a office. The principal bedroom and bedroom two benefits from fitted wardrobes and a dressing area, whilst the remaining bedrooms are all served by the family bathroom, fitted with a corner bath, wash hand basin and WC.

Outside

The property occupies a mature and well-established plot, with a patio adjoining the rear of the house providing an ideal space for outdoor entertaining. The remainder of the garden is predominantly laid to lawn, bordered by well-stocked shrub beds, mature hedging and benefits from several outbuildings including a summer house, green house and two sheds. To the front of the property is a driveway with parking for several vehicles leading to a garage.

Location

Wellington Avenue, a highly desirable area, is located just a short distance from Fleet town centre, Fleets mainline station and Fleet Pond. 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





Wellington Avenue, Fleet, GU51

Approximate Area = 1356 sq ft / 125.9 sq m

Limited Use Area(s) = 130 sq ft / 12 sq m

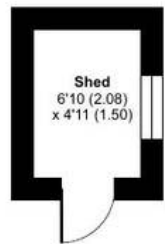
Garage = 160 sq ft / 14.8 sq m

Outbuildings = 206 sq ft / 19.1 sq m

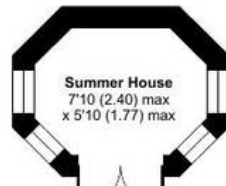
Total = 1852 sq ft / 171.8 sq m

For identification only - Not to scale

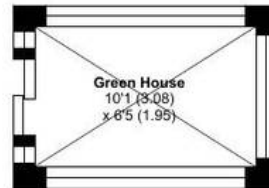
Denotes restricted
head height



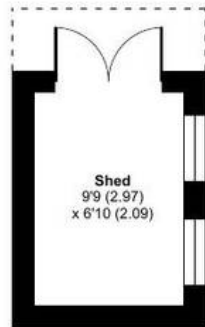
OUTBUILDING 4



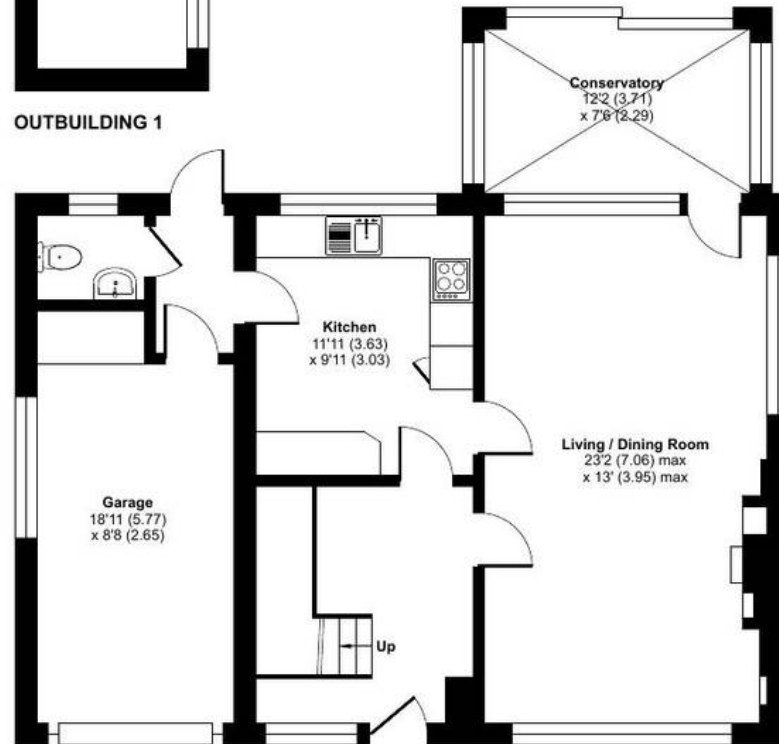
OUTBUILDING 3



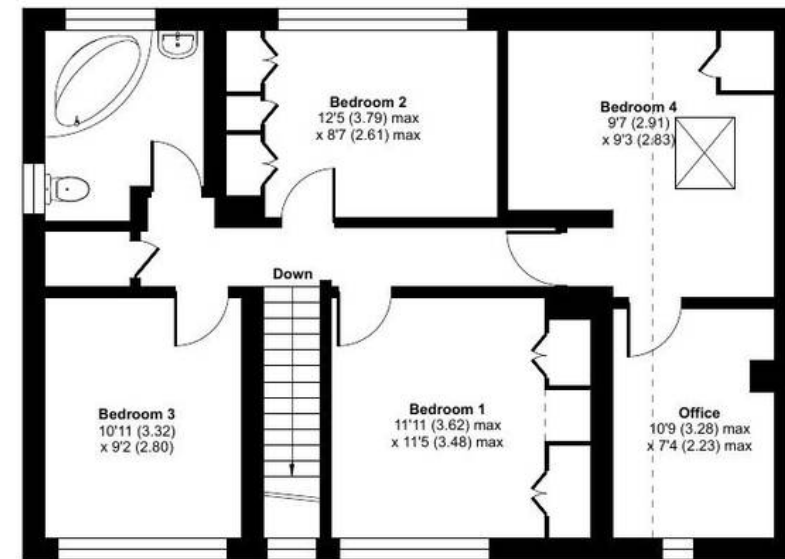
OUTBUILDING 2



OUTBUILDING 1



GROUND FLOOR



FIRST FLOOR







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.