



Willowbourne, Fleet  
Fleet

McCarthy  
Holden

Guide Price £550,000



## Willowbourne

### Fleet

Stylish 3-bed semi in sought-after Edenbrook dev. Modern kitchen, light-filled living room with French doors. Master with en suite. Private garden, garage, driveway.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Edenbrook Development
- Single Garage & Parking
- Three Bedrooms
- Modern Kitchen
- En Suite & Family Bathroom
- Private Rear Garden



## Property

This well presented three-bedroom semi-detached family home is located within the sought-after Edenbrook development. Modern throughout, the home provides spacious and stylish living, perfect for families or professionals alike.

## Ground Floor

The ground floor features a generous modern kitchen complete with integrated appliances and a charming bay window that fills the space with natural light. The spacious living room benefits from French doors that open directly onto the rear patio and garden, creating an ideal space for entertaining or relaxing. A convenient cloakroom (WC) and under-stairs storage complete the downstairs layout.

## First Floor

Upstairs, the master bedroom offers built-in wardrobes and a sleek en suite shower room with a walk-in shower. Two further bedrooms provide flexible accommodation for children, guests, or a home office. A modern family bathroom serves the remaining bedrooms and adds to the home's practicality and comfort.

## Outside

Externally, the home benefits from a private rear garden with a patio area, ideal for outdoor dining and relaxation. The property also includes a large single garage and driveway parking, offering ample space for vehicles and additional storage.

## Location

The location is ideal for the commuter with Fleet mainline railway station offering regular services to London Waterloo from 43 minutes and Junction 4a of the M3 motorway being within easy access.

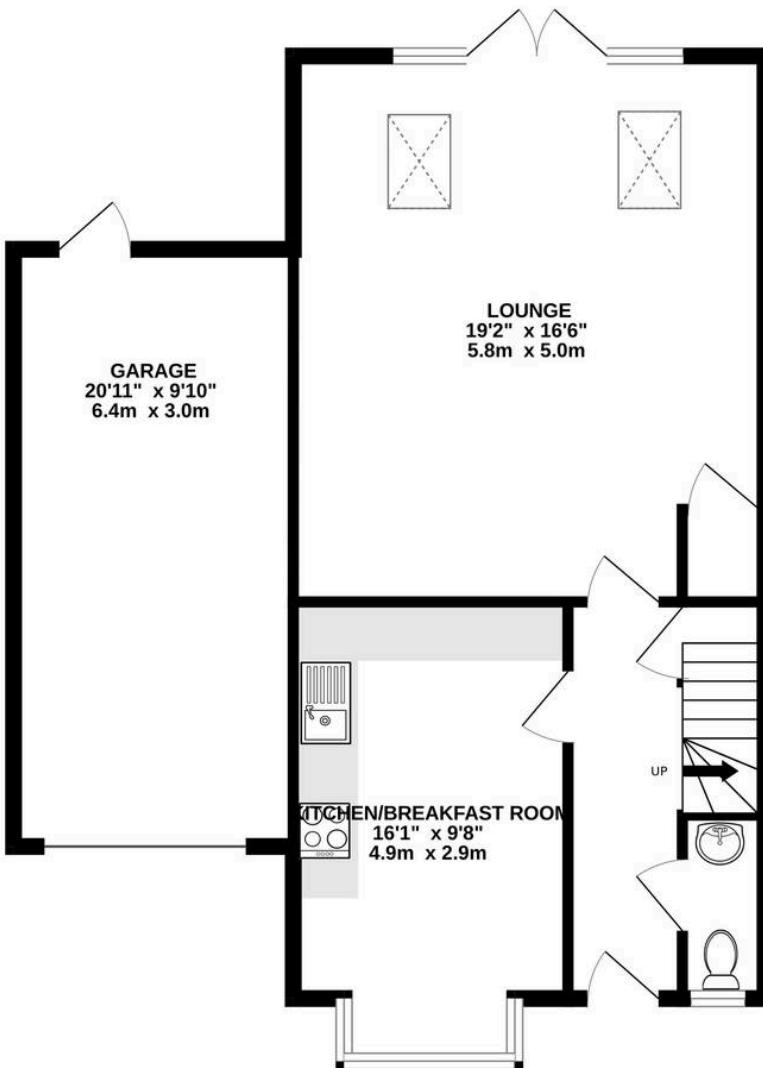
Fleet town has comprehensive shopping and leisure facilities as well as schools for all age groups, churches of various denominations and a range of health care services.

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.

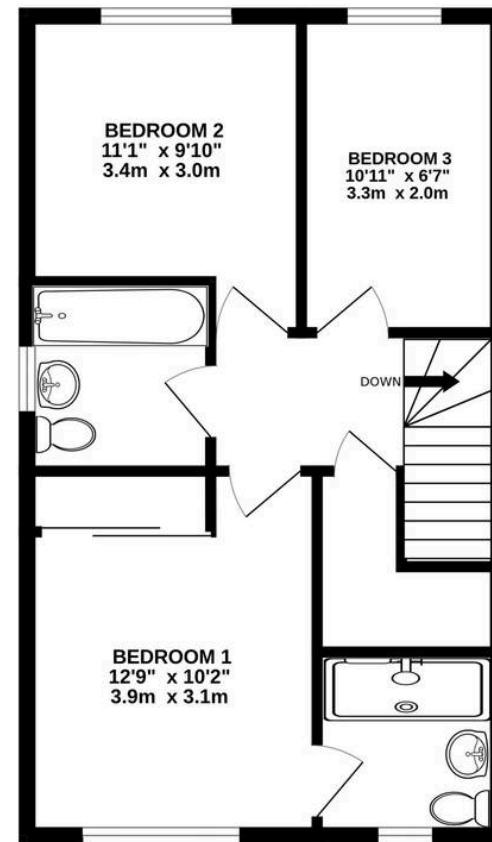
Heathrow Airport is about 28 miles and Farnborough Airport is about 6 miles distant. Private aircraft facilities are also available at Blackbushe Airport (about 6 miles)



GROUND FLOOR  
764 sq.ft. (71.0 sq.m.) approx.



1ST FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1239 sq.ft. (115.1 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.

Made with Metropix ©2025



## McCarthy Holden Fleet

McCarthy Holden Estate Agents, 110 Fleet Road - GU51 4PA

01252 620640 • [fleet@mccarthyholden.co.uk](mailto:fleet@mccarthyholden.co.uk) • [www.mccarthyholden.co.uk/](http://www.mccarthyholden.co.uk/)

These particulars are provided in good faith under the Consumer Protection from Unfair Trading Regulations 2008 and are for guidance only. They do not form part of any contract. No survey has been carried out, and services or fittings have not been tested. Photos and floor plans are illustrative; items shown may not be included. Buyers/tenants must verify all details. Fixtures & Fittings: Excluded unless specifically stated.