



Williams Way

Fleet

McCarthy  
Holden

Guide Price £685,000



## Williams Way

Fleet

Spacious four bedroom detached home on a corner plot in a quiet Fleet cul-de-sac. Features garage, driveway, large garden, modern kitchen, en-suite, and no onward chain. Near schools and station.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Four Bedroom Detached Family Home
- Single Garage and Driveway Parking
- Cul-de-sac Location
- No Onward Chain
- Corner Plot
- Close to Fleet Town Centre, Railway Station and Highly Regarded Schools



## Property

This beautifully presented four bedroom detached family home occupies a generous corner plot within a quiet cul-de-sac, offering an excellent opportunity for those seeking space, comfort and convenience. The property is offered with no onward chain and is ideally positioned within easy reach of Fleet town centre, Fleet pond, Fleet railway station and highly regarded local schools.

## Ground Floor

The ground floor comprises a welcoming entrance hall, a dual-aspect study/home office, a generous-sized dual aspect living room with a large bay window and a feature fireplace, a separate dining room which opens into the rear conservatory extension leading to the rear garden. The modern kitchen provides ample storage and workspace and the downstairs cloakroom completes the ground floor.

## First Floor

Upstairs you will find four well-proportioned bedrooms, including a principal bedroom with en-suite shower room and a family bathroom serving the remaining bedrooms. Bedrooms one and two further benefit from fitted wardrobes and a loft hatch on the landing gives access to further storage.

## External

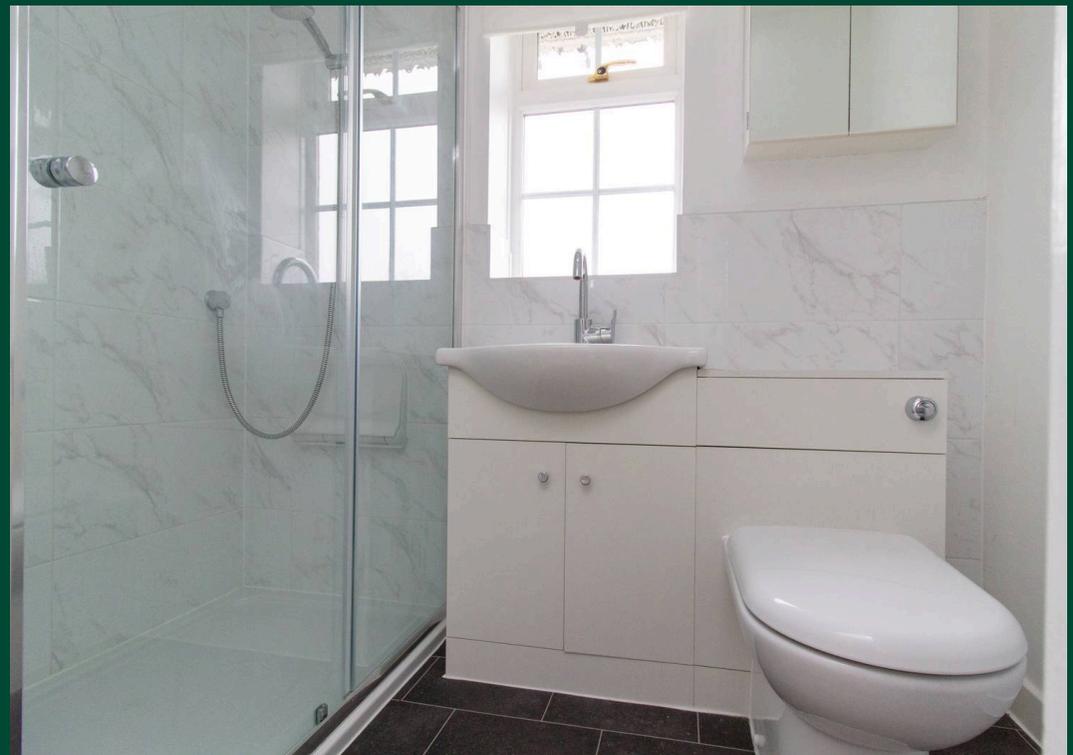
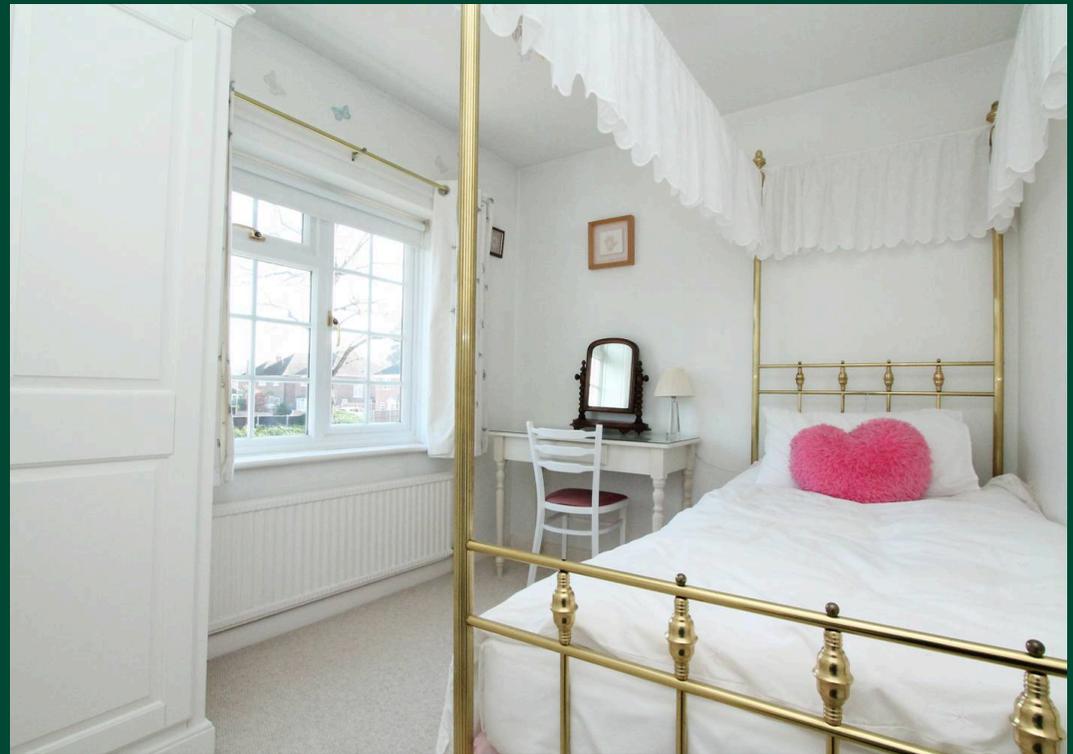
Outside the property boasts a stunning, large, private rear garden with mature trees and established borders. The garden wraps around the side of the house, providing additional space for children or keen gardeners to enjoy. A paved patio area adjacent to the conservatory is ideal for alfresco dining and entertaining in the warmer months. To the front, the property features a single garage and driveway parking for multiple vehicles, ensuring convenience for residents and visitors alike. The attractive frontage is set back from the road, enhancing privacy and kerb appeal.

## Location

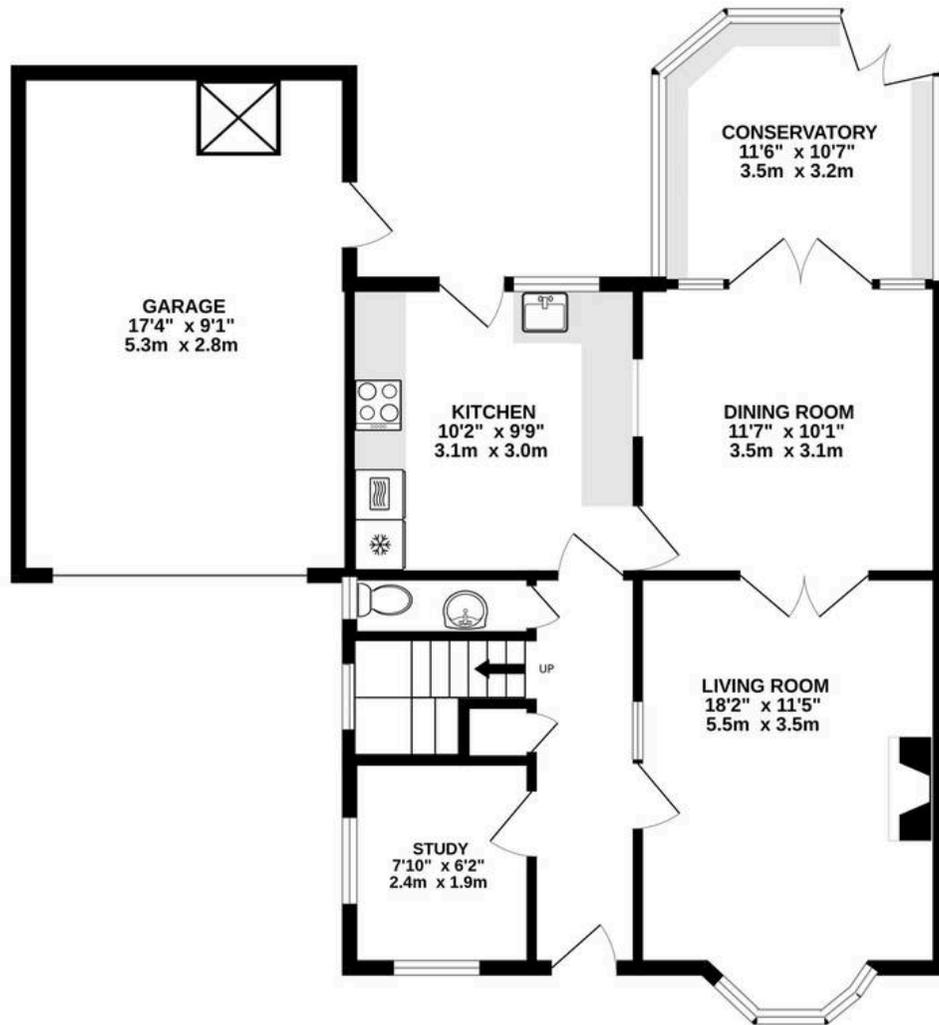
Fleet has excellent commuter links by both rail and road. There are regular trains to London Waterloo taking around 43 minutes and the town is located off Junction 4a of the M3 motorway which links to the M25. Fleet town centre offers comprehensive shopping and leisure facilities, schools for all age groups, churches of various denominations and various health care services.



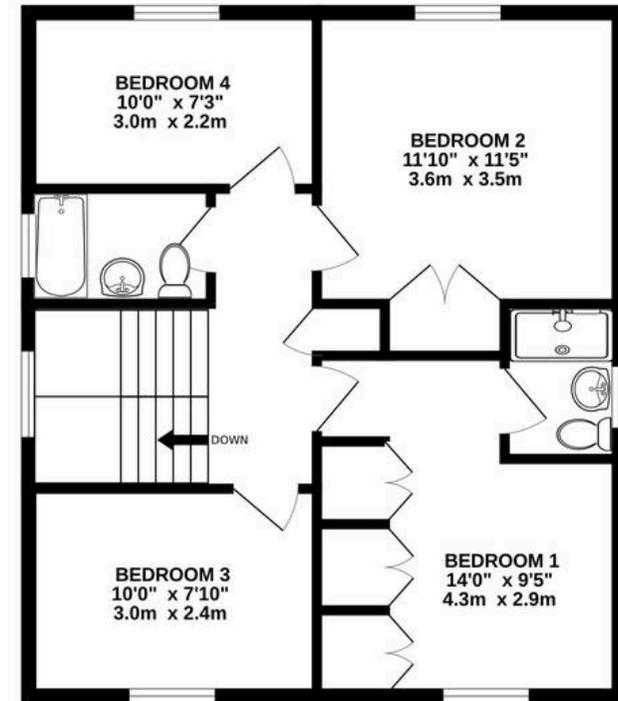




**GROUND FLOOR**  
948 sq.ft. (88.1 sq.m.) approx.



**1ST FLOOR**  
596 sq.ft. (55.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1548sq.ft. (143.8 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.





## 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.