



Southby Drive
Fleet

McCarthy
Holden 



Southby Drive

Fleet

A beautifully presented four bedroom detached family home situated on the highly sought-after Pondtail area of Fleet.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Three Double Bedrooms and One Single Bedroom
- Two Bathrooms Plus Downstairs W/C
- Double Garage
- Driveway Parking For Four Vehicles
- Quiet Residential Area
- Close Proximity to Fleet Town Centre
- Close to Fleet Mainline Station



The Property

A beautifully presented four bedroom detached family home situated on the highly sought-after Pondtail area of Fleet. Set on a generous plot, this property offers spacious and versatile accommodation throughout, complemented by a private rear garden, double garage, and ample driveway parking.

Ground Floor

The ground floor features a welcoming entrance hall, a separate study, a bright and airy living room, and a dining room with double French doors leading to the rear garden. A modern fitted kitchen provides plenty of storage and worktop space. There is also a convenient downstairs cloakroom/WC.

First Floor

Upstairs, there are three well-proportioned double bedrooms, including a principal bedroom with en-suite shower room, and one single bedroom, along with a contemporary family bathroom.

External

Outside, the property benefits from a large driveway providing off-road parking for multiple vehicles and an integral garage. The spacious rear garden is mainly laid to lawn with mature borders and a patio area, perfect for outdoor dining and family activities.

Location

Located in a quiet residential area, the home is within easy reach of local schools, parks, and amenities, as well as excellent transport links including Fleet station and major road routes.







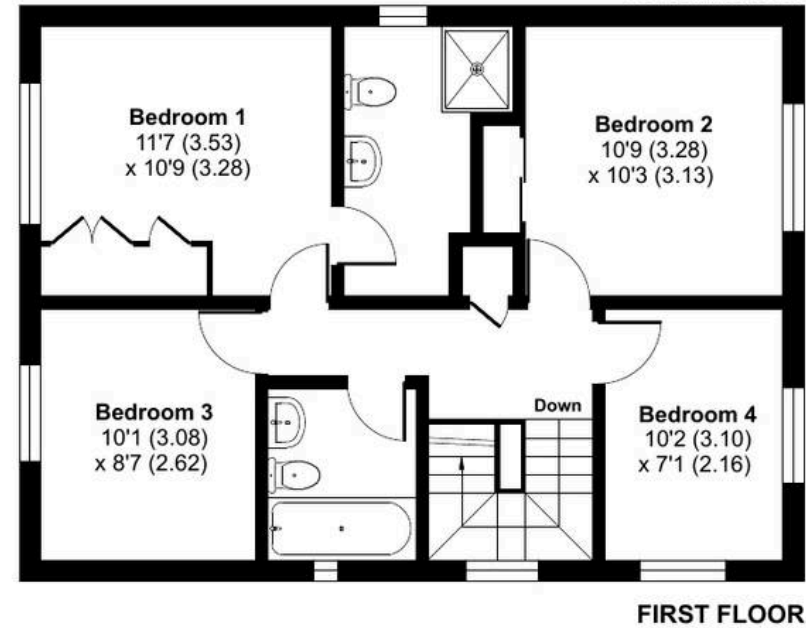
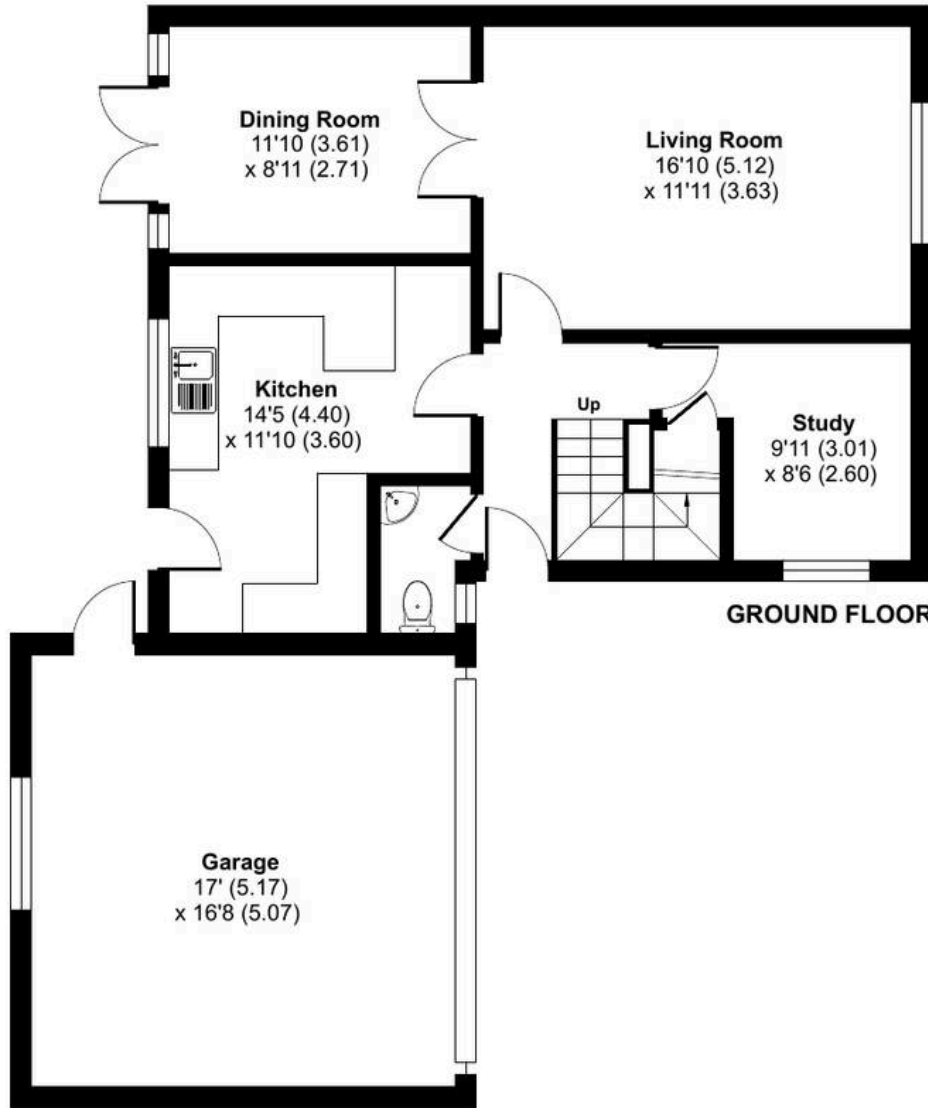
Southby Drive, Fleet, GU51

Approximate Area = 1252 sq ft / 116.3 sq m

Garage = 282 sq ft / 26.1 sq m

Total = 1534 sq ft / 142.4 sq m

For identification only - Not to scale







McCarthy Holden Fleet

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

01252 620640 • fleet@mccarthyholden.co.uk • www.mccarthyholden.co.uk/

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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.