



21 Frere Avenue, Fleet

Fleet

McCarthy
Holden

Offers Over £625,000



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Fleet

Situated in a highly desirable location within easy reach of Fleet town centre, this versatile four-bedroom detached residence offers over 100ft of mature south-facing rear garden.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Non Estate Location
- Close To local Schools
- Versatile Accommodation
- Southerly Facing Garden
- Garage and Driveway Parking
- Close To Fleet Town



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Holden



The Property

Situated in a highly desirable non-estate location within easy reach of Fleet town centre, this versatile four-bedroom, two-reception, detached residence offers over 100ft of mature south-facing rear garden, generous driveway parking, a garage and exciting scope for further enlargement, subject to the usual planning consents. The property provides flexible accommodation arranged over two floors, making it equally well suited to families, those seeking multi-generational living or buyers looking for adaptable space.

Ground Floor

A welcoming entrance hall leads through to the well-appointed kitchen/breakfast room, fitted with a comprehensive range of units, integrated appliances and space for additional freestanding appliances and a door leading to the rear garden. To the front of the property are two elegant reception rooms, comprising a bright and spacious living room and a separate dining room with an attractive bay window, creating ideal spaces for both everyday living and entertaining. The ground floor further benefits from two bedrooms positioned to the rear of the property, including the principal bedroom with en-suite shower room. A well-appointed family bathroom completes the ground floor accommodation.

First Floor

The first floor offers two further generous double bedrooms, both enjoying pleasant views across the rear garden and excellent storage. The layout also presents the opportunity to create an additional bathroom, subject to any necessary consents.

Outside

A particular feature of the property is the beautifully established rear garden extending in excess of 100ft. Predominantly laid to lawn and bordered by mature trees, shrubs and flowering plants, the garden offers an excellent degree of privacy together with a generous patio, perfectly suited to outdoor entertaining and al fresco dining. Beyond the main garden lies a charming wooded area with several useful outbuildings and a gate providing direct access to a footpath, from where the picturesque Basingstoke Canal is just a short stroll away. To the front, the property is approached via a generous driveway providing ample off-road parking and access to the attached single garage.

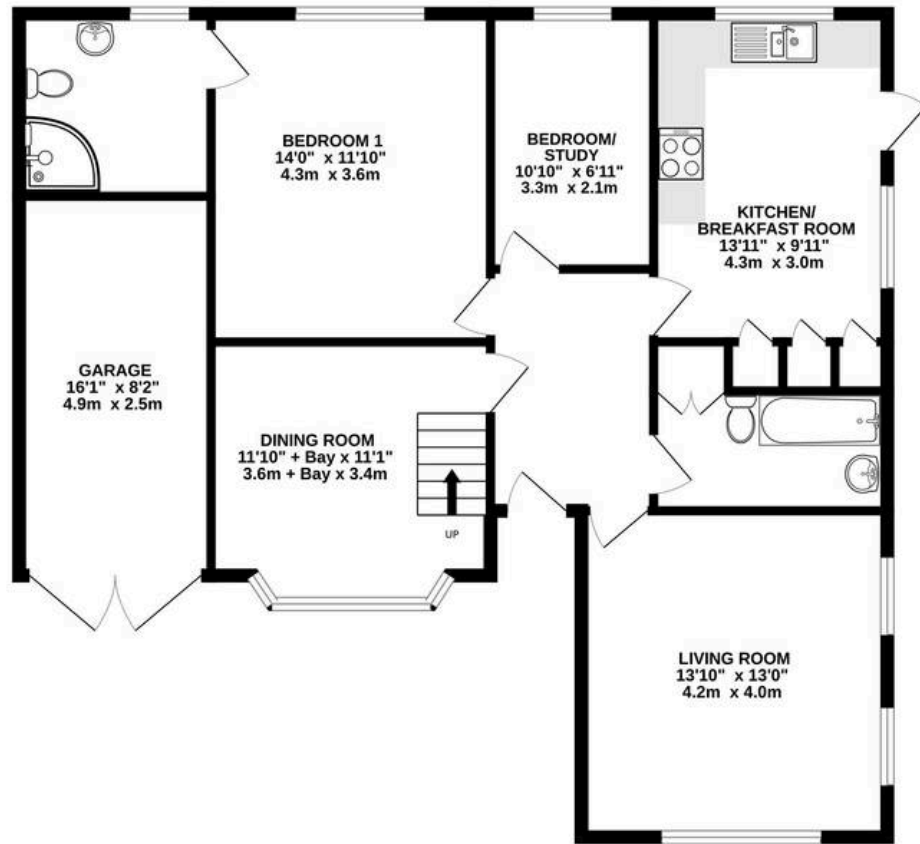
Location

Located within easy reach of local amenities, reputable schools, and convenient transport links, this property is perfectly positioned for both families and professionals

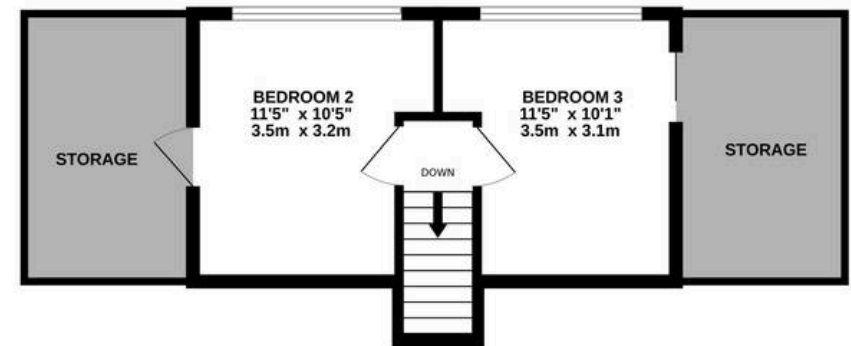




GROUND FLOOR
1042 sq.ft. (96.8 sq.m.) approx.

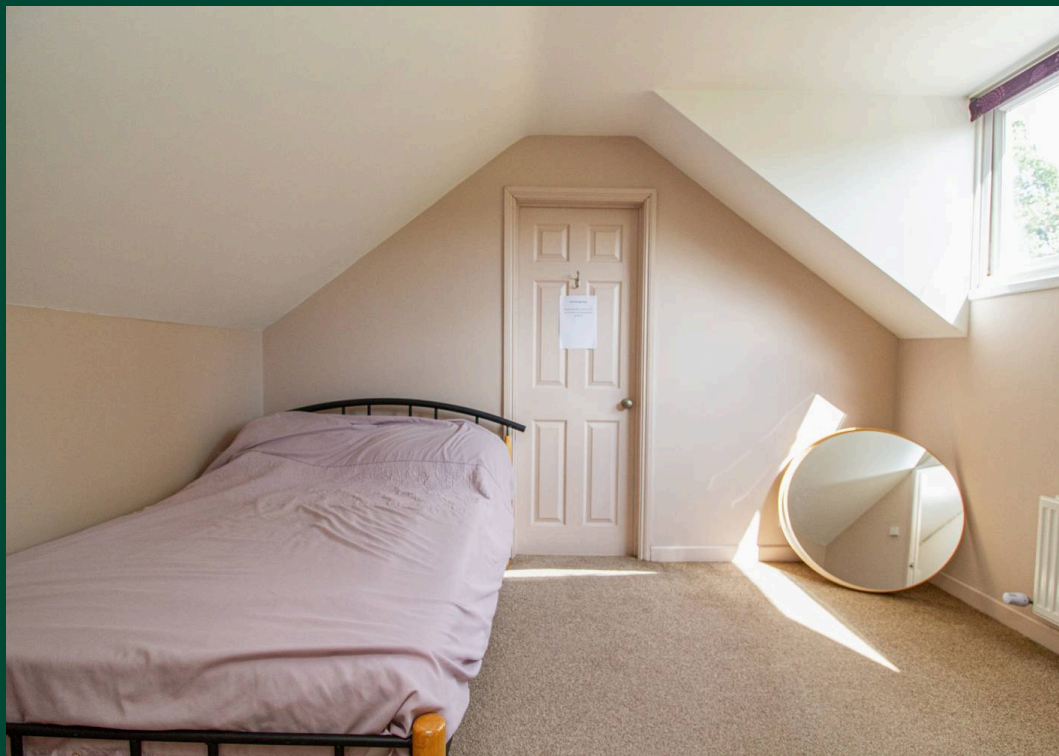


1ST FLOOR
246 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA : 1289sq.ft. (119.8 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.
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McCarthy Holden Estate Agents, 110 Fleet Road - GU51 4PA

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

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