



Willowbourne, Fleet

McCarthy
Holden

Guide Price £550,000



Willowbourne

Fleet

Beautifully presented three bed semi in Edenbrook. Modern kitchen/diner, ensuite to main bedroom, enclosed garden, two parking spaces. Near schools, leisure centre, park.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Close to local schools
- Two allocated parking spaces
- Bedroom one with en-suite
- Utility cupboard
- Kitchen/dining room
- Downstairs WC





Property

Set within the highly sought after Edenbrook development, this beautifully presented three bedroom semi-detached home, built by Berkeley Group, offers modern family living in a prime location. The property enjoys convenient access to highly regarded local schools, the scenic Edenbrook Country Park and Hart Leisure Centre, along with a variety of everyday amenities.

Ground Floor

The ground floor has been thoughtfully designed to provide bright and versatile living space, enhanced by underfloor heating throughout. At the heart of the home is a spacious kitchen/dining room, ideal for both family life and entertaining. The separate living room features an attractive bay window, creating a light filled and welcoming environment. Additional practical benefits include a convenient ground floor cloakroom and a useful utility cupboard for laundry and storage.

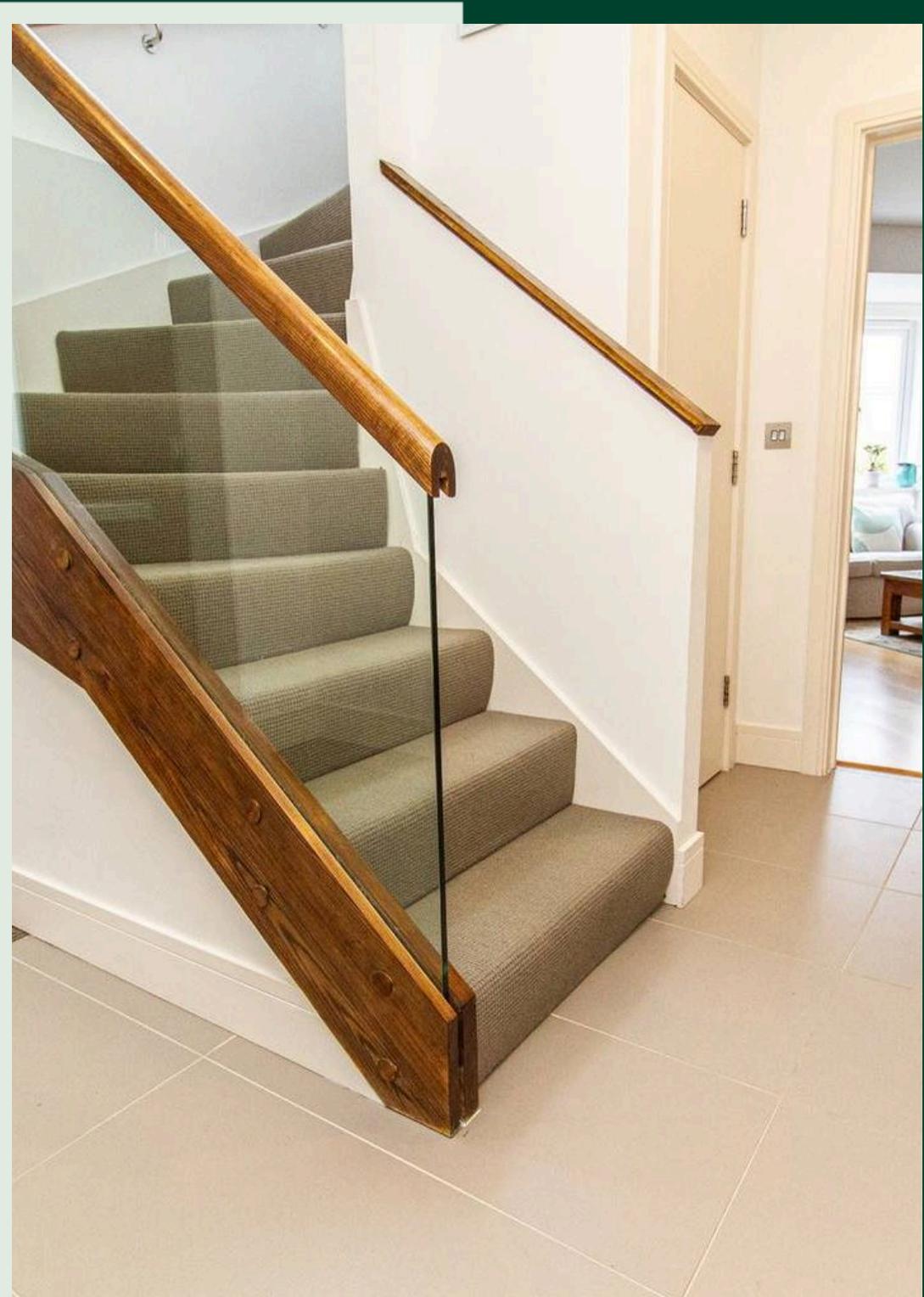
First Floor

Upstairs, the property offers three well proportioned bedrooms. The principal bedroom benefits from its own modern ensuite shower room, while the remaining bedrooms are served by a contemporary family bathroom. The layout provides comfortable accommodation suitable for families, guests, or those working from home.

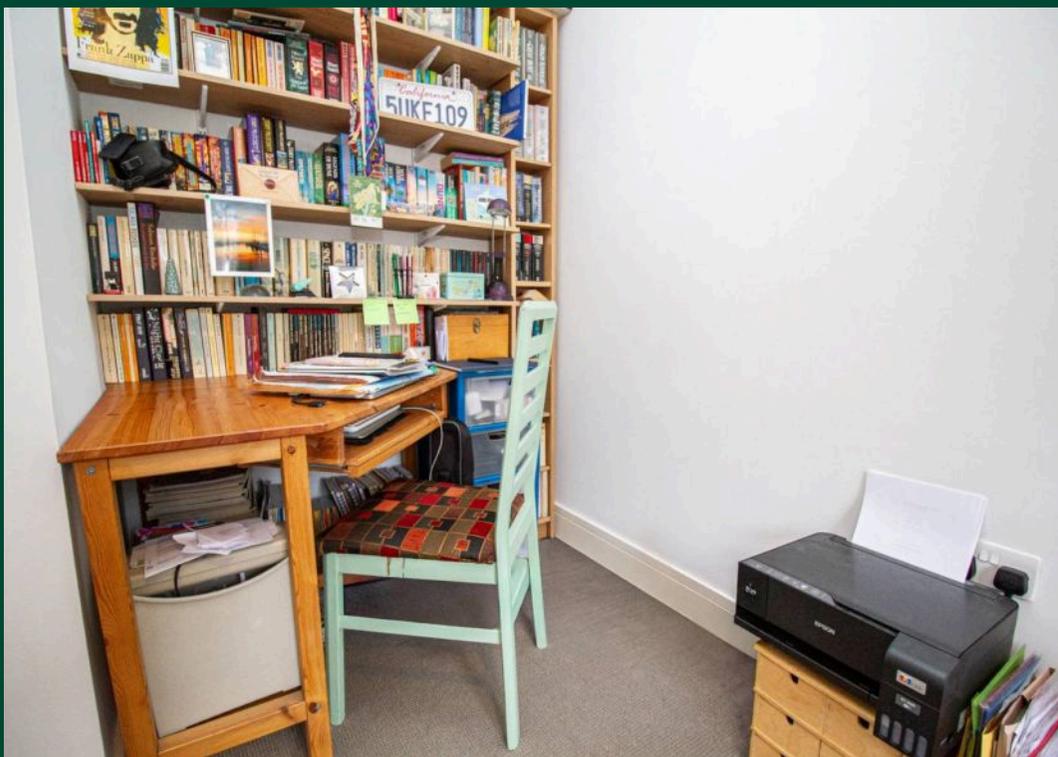
Outside

To the rear, the enclosed garden provides a private outdoor retreat, complete with a paved patio area perfect for al fresco dining and an area of lawn. Side and rear access gates add further convenience. The property also benefits from two allocated parking spaces positioned to the rear of the home.

An annual service charge of approximately £500 contributes towards the upkeep of this well-maintained development.

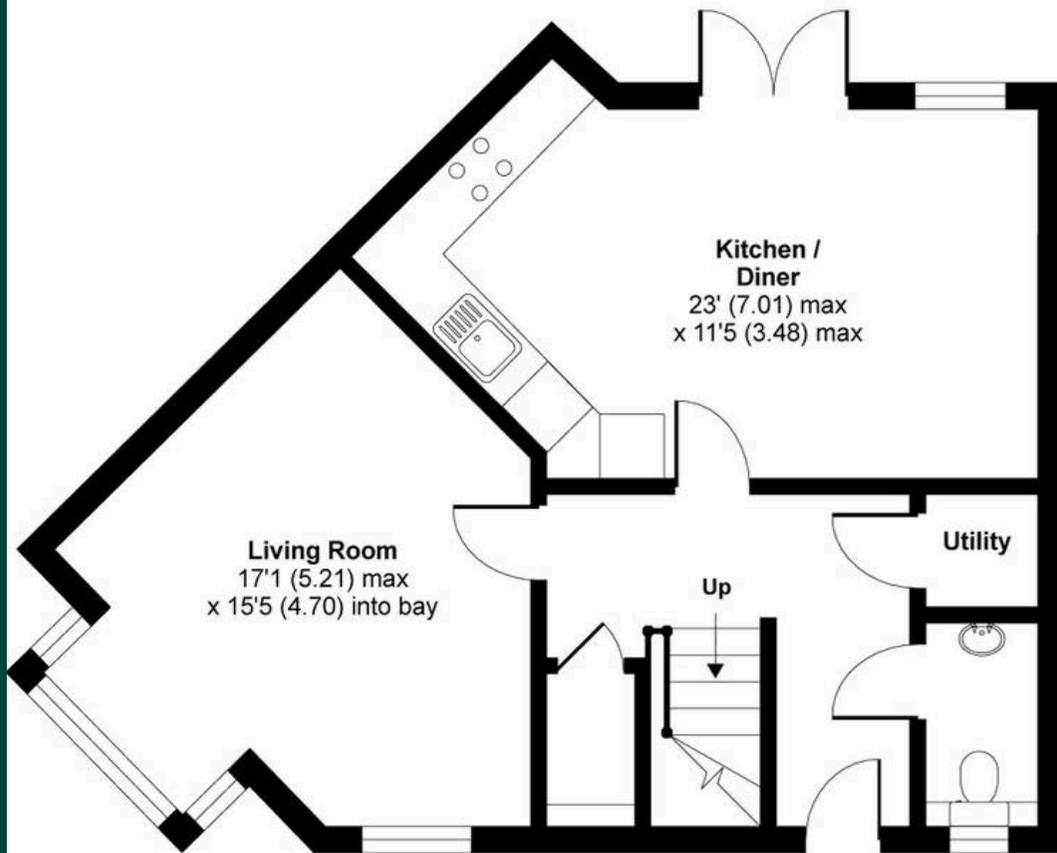




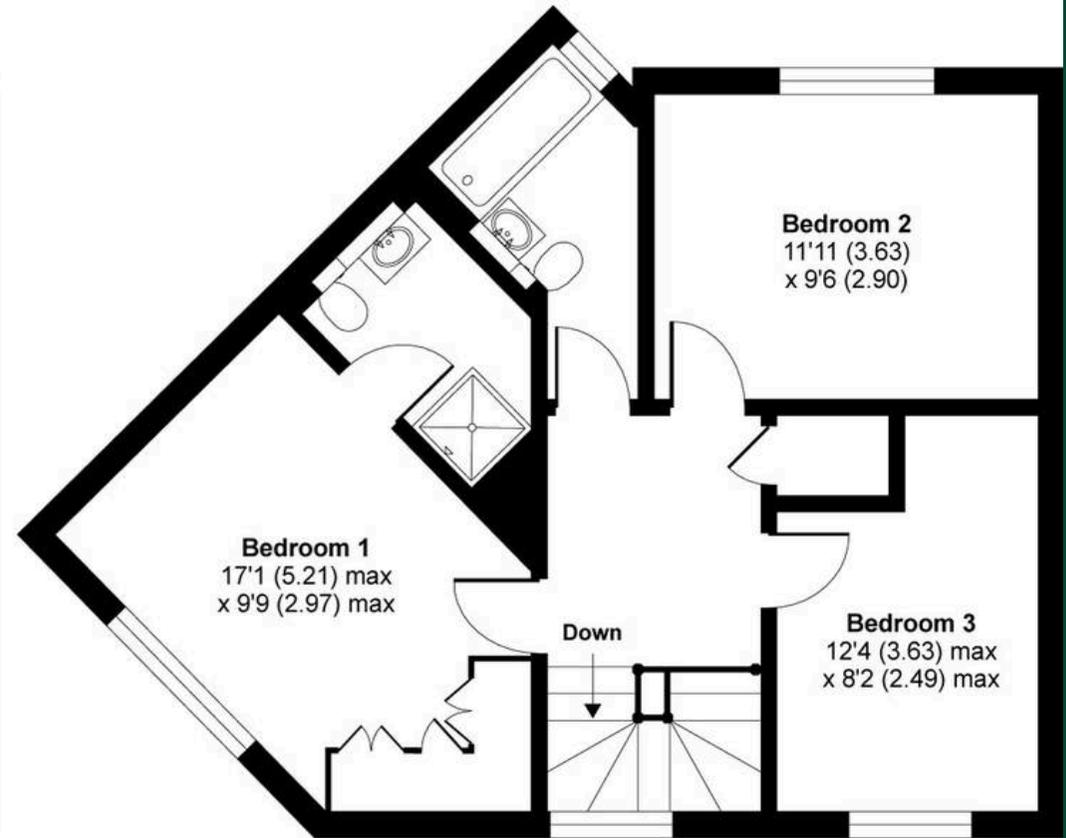


Willowbourne, Fleet, Hants, GU51

APPROX. GROSS INTERNAL FLOOR AREA 1112 SQ FT 103.3 SQ METRES



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.





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