



Lyndhurst Road, Fleet

McCarthy
Holden

Guide Price £490,000



Lyndhurst Road

Fleet

Attractive 3-bed home in quiet Elvetham Heath cul de sac. Modern layout, enlarged kitchen, conservatory, private garden, 2 parking spaces. Close to schools, amenities, parks.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three bedroom family home
- Extended kitchen conservatory
- Two modern bathrooms
- Corner plot position
- Two parking spaces
- Quiet cul-de-sac location





Property

Positioned within a quiet cul de sac on the sought after Elvetham Heath development, this attractive three bedroom home enjoys a pleasant outlook across a children's playing park. The property combines modern family living with a practical layout and generous room sizes, all within easy reach of local amenities, schools and open green spaces.

Ground Floor

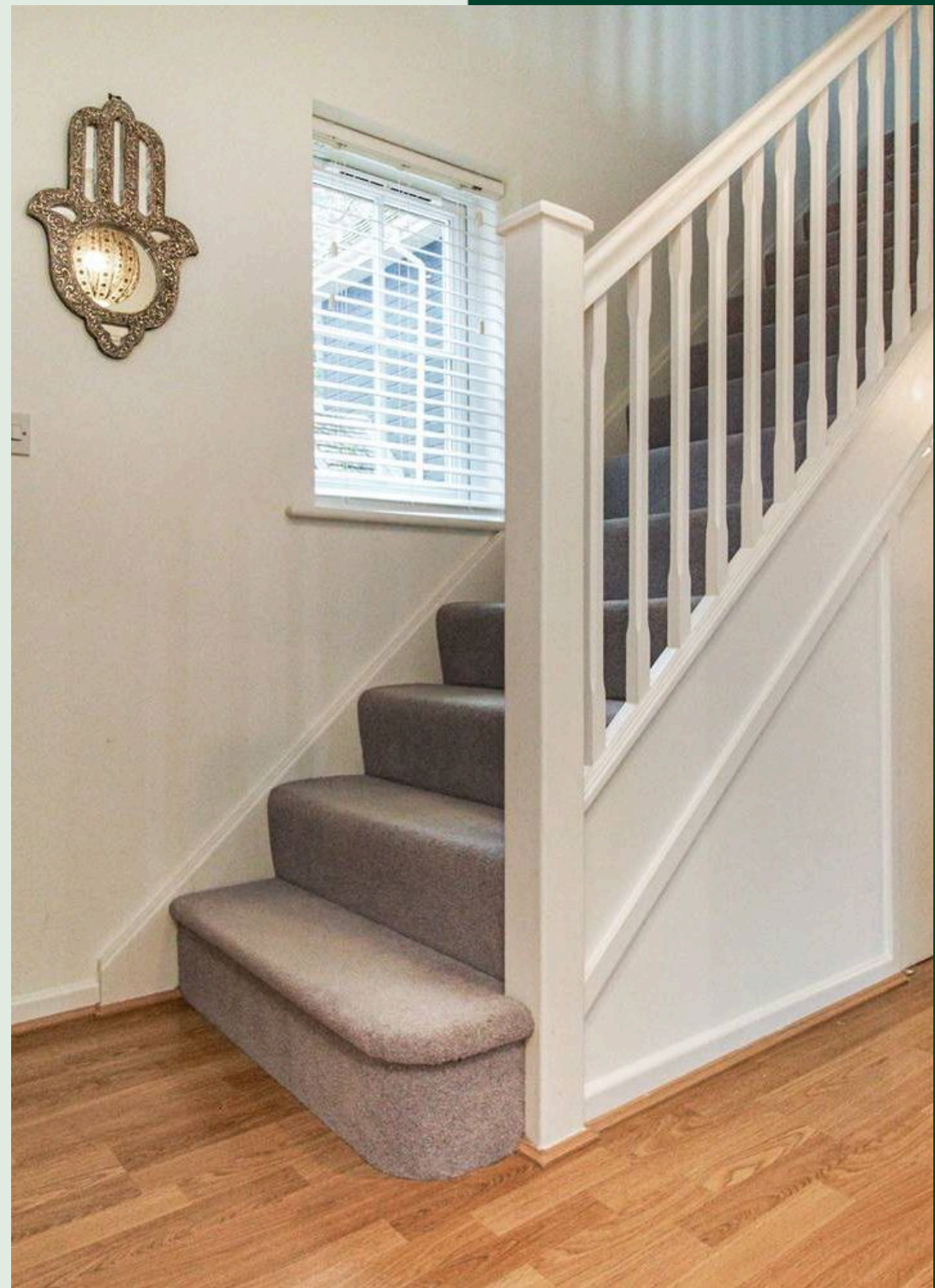
Upon entering, a welcoming hallway provides access to a ground floor shower room and a spacious living room, where French doors open directly onto the rear garden. The heart of the home is the enlarged kitchen, which flows seamlessly into a bright conservatory extension, creating an ideal space for dining, entertaining.

First Floor

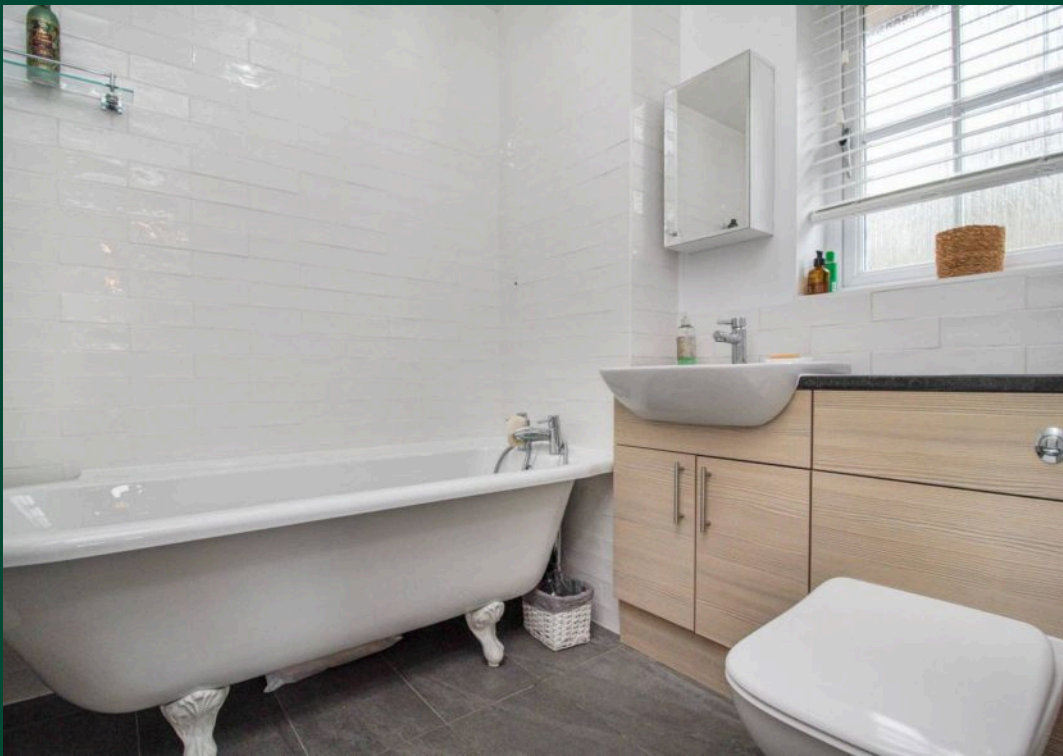
The first floor offers three well-proportioned bedrooms, all thoughtfully arranged to suit family living or home working. These are served by a stylish family bathroom.

Outside

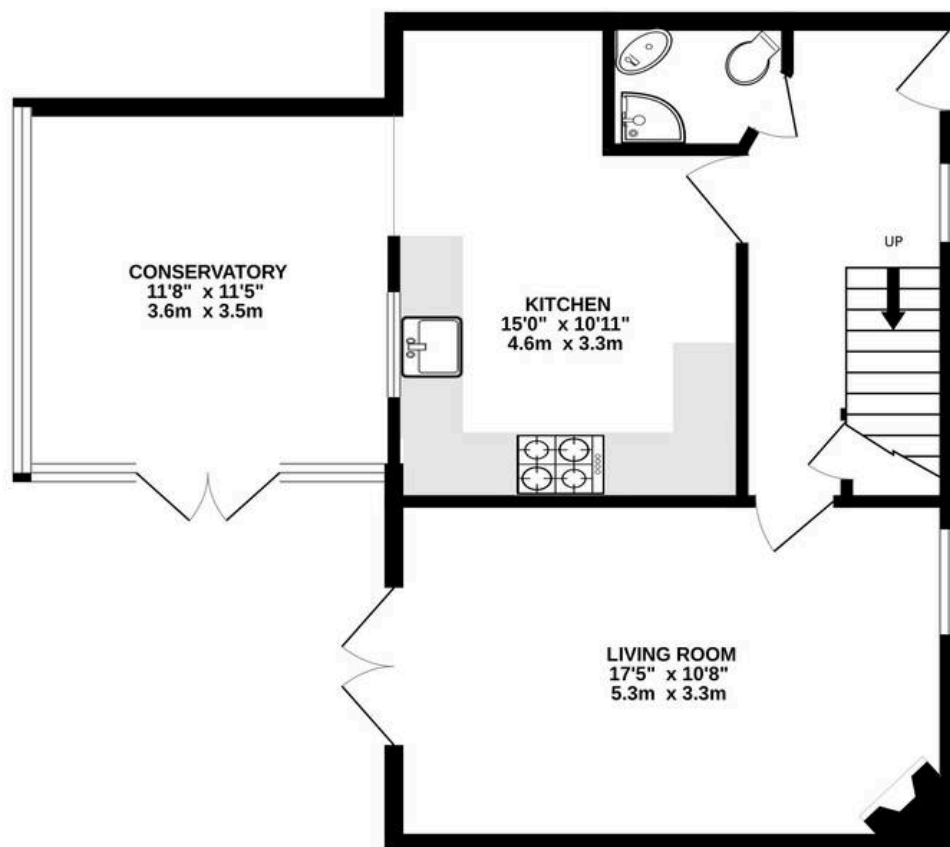
Occupying a desirable corner plot, the garden benefits from increased privacy and versatile areas for relaxation and outdoor entertaining. To the rear of the property are two parking spaces, while the open green spaces, parks, Morrisons supermarket, schools and local pub/restaurant are all conveniently close by, making this an ideal home for families.



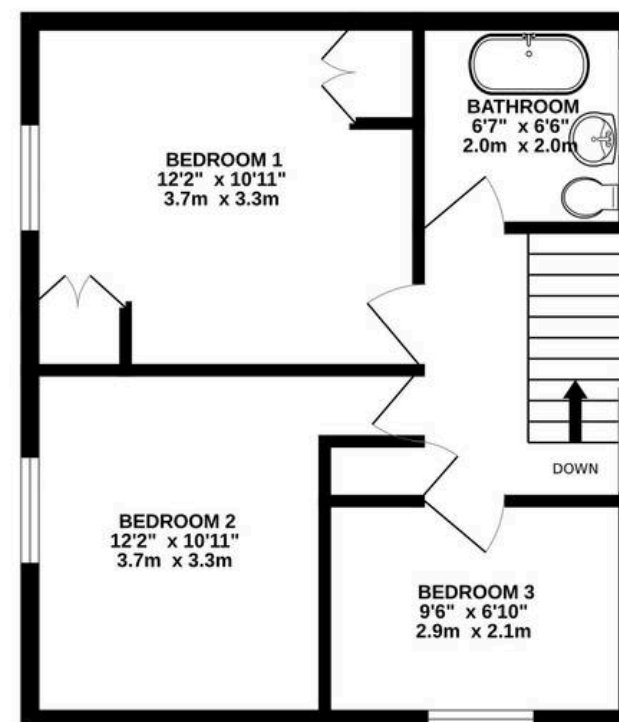




GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 1025 sq.ft. (95.2 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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