



17 Pennyroyal, Fleet
Fleet

McCarthy
Holden

Guide Price £475,000



Fleet

Beautifully presented three bedroom home in Edenbrook, Fleet, with modern kitchen, en-suite, enclosed garden, driveway parking, and easy access to schools, parks, and transport links.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- No onward chain
- Bedroom one with en-suite
- Close to local schools
- Two private parking spaces to the front of the property
- Edenbrook development
- Underfloor heating to the ground floor





The Property

Situated within the highly regarded Edenbrook development in Fleet within close proximity to Hart leisure centre, this beautifully presented home was constructed by Berkeley Homes and finished to an exceptional standard throughout. Tucked away in the desirable no-through road of Pennyroyal, the property offers stylish and contemporary living, perfectly suited to modern family life. Combining spacious accommodation with a peaceful setting, the home enjoys a wonderful balance of convenience and countryside surroundings. The property also benefits from underfloor heating to the ground floor and radiator heating throughout the rest of the house and attic space.

Ground Floor

The ground floor features a spacious and well-designed layout, ideal for both everyday living and entertaining. The attractive kitchen is fitted with a comprehensive range of modern cabinetry and integrated appliances, while the charming bay window creates a natural dining area with space for a table and chairs. To the rear of the property, the generously sized living/dining room is flooded with natural light and benefits from bi folding doors opening directly onto the garden, creating a seamless connection between indoor and outdoor living. A convenient downstairs cloakroom completes the ground floor accommodation.

First Floor

Upstairs, the property continues to impress with three well-proportioned bedrooms. The principal bedroom benefits from built-in double wardrobes along with a stylish en-suite shower room with double width shower. The second bedroom is a comfortable double room, whilst the third bedroom offers flexibility as either a single bedroom, nursery, or home office. A modern family bathroom with bath and shower serves the remaining bedrooms, with all rooms presented in excellent decorative order throughout.

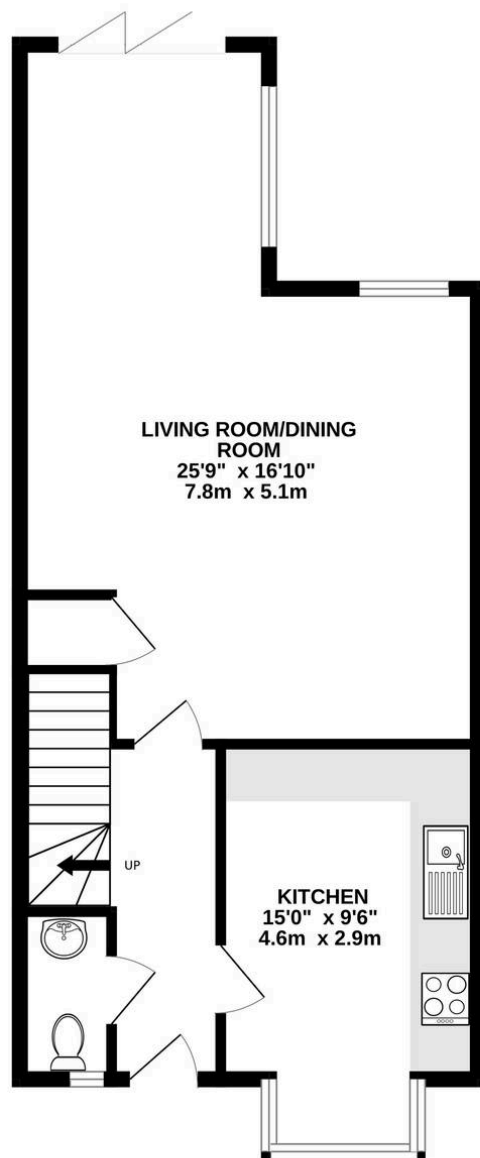
External

To the rear, the enclosed garden provides a fantastic outdoor space for families and entertaining alike. A paved patio area is ideal for outdoor dining, while the lawn offers plenty of space for children to play and gate to rear. There is also a useful storage shed and an additional side area finished with an all-weather surface, perfect as a year-round

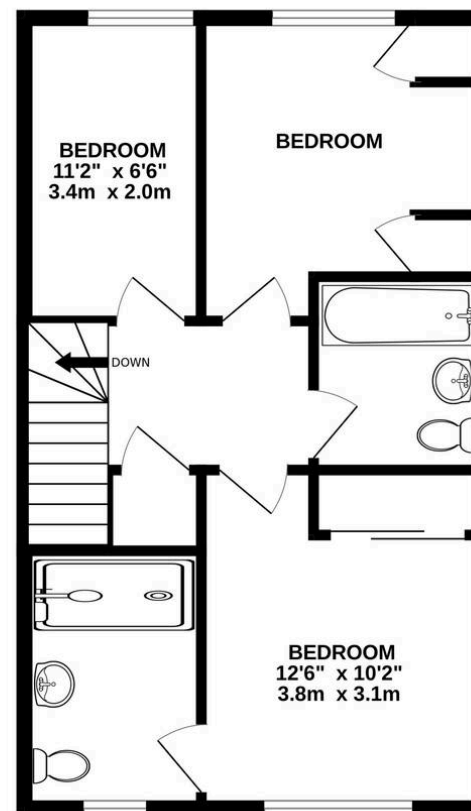




GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1089sq.ft. (101.2 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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McCarthy Holden Estate Agents, 110 Fleet Road - GU51 4PA

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

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