



McCarthy
Holden
FOR SALE

Copse Close
Fleet

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Holden



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Fleet

Beautifully maintained three bed detached home with spacious living, bay window, double garage, parking, and no onward chain. Sought-after location near amenities and excellent transport links.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Three Bedrooms Detached Family Home
- Beautifully Maintained Throughout
- Spacious Living/Dining Area with Bay Window
- Double Length Garage Plus Allocated Parking
- No Onward Chain
- Landscaped South Facing Rear Garden



Property

This beautifully maintained three bedroom detached family home offers spacious and versatile accommodation, ideal for modern family living. The property is offered with no onward chain, allowing for a smooth and straightforward purchase.

Ground Floor

The welcoming entrance hall leads to a generous living and dining area, featuring a striking bay window that floods the space with natural light and creates an inviting atmosphere for relaxing or entertaining. The kitchen is thoughtfully designed, with ample storage and worktop space, making it both practical and stylish for every-day use.

First Floor

Upstairs, three well-proportioned bedrooms provide comfortable spaces for rest and privacy, each benefitting from neutral décor and plenty of natural light. The family bathroom is finished to a high standard, offering a contemporary suite and quality fittings.

External

Additional features include a double length garage, providing excellent storage or workshop options, and allocated parking for added convenience.

Location

Set in a sought-after, residential location, with a supermarket, public house, nature reserve and excellent transport links nearby. Fleet has excellent commuter links by both rail and road. There are regular trains to London Waterloo taking around 43 minutes and the town is located off Junction 4a of the M3 motorway which links to the M25. Fleet town centre offers comprehensive shopping and leisure facilities, schools for all age groups, churches of various denominations and various health care services. Towns such as Basingstoke, Guildford and Reading are all within 20 miles whilst the historic market

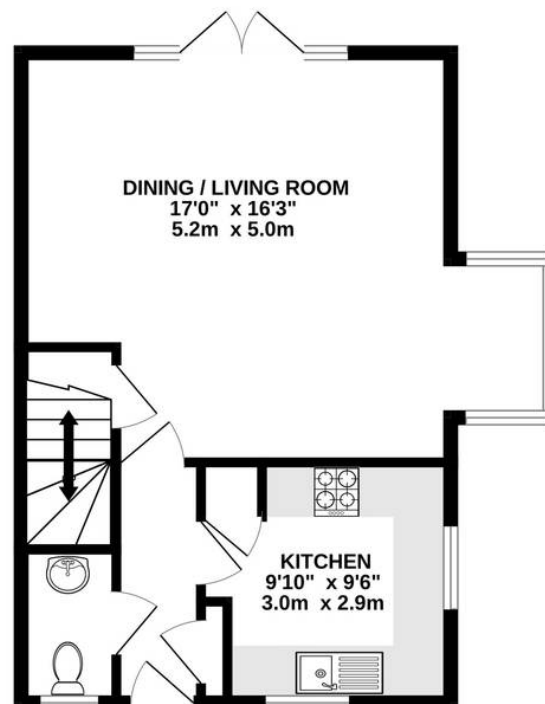




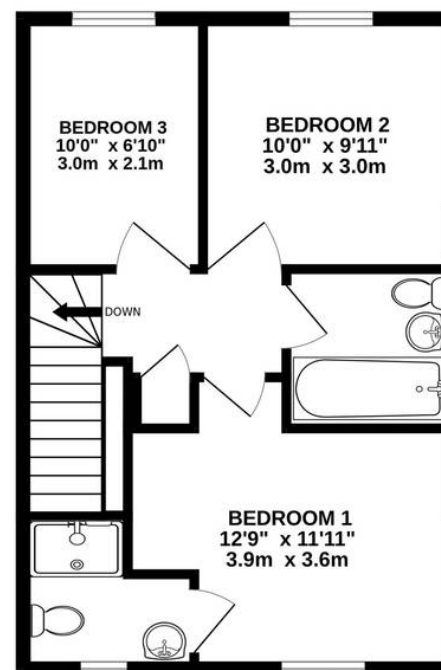
GARAGE
406 sq.ft. (37.7 sq.m.) approx.



GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1327sq.ft. (123.3 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 Fleet

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