



Tavistock Road, Fleet

McCarthy
Holden

Offers Over £450,000



Tavistock Road

Fleet

A beautifully presented three bedroom semi detached property situated within a pleasant cul-de-sac location close to local schools and Fleet Town Centre.

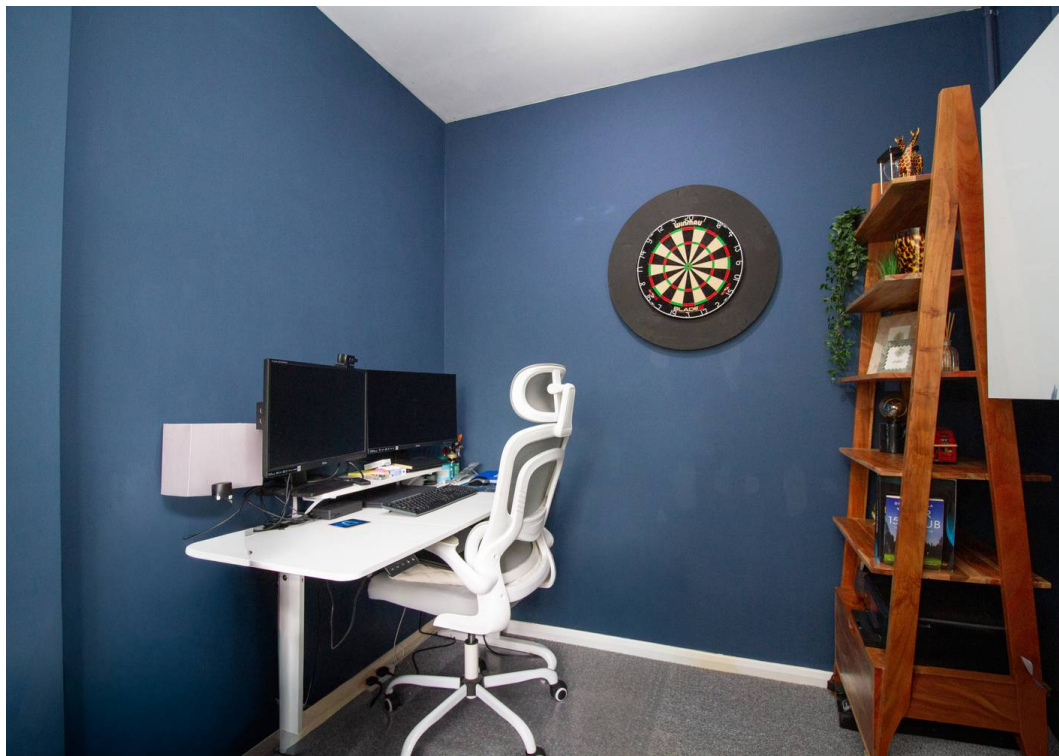
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Close to Local Schools
- Non Estate Location
- Re-fitted Kitchen & Bathroom
- Private Enclosed Rear Garden
- Downstairs WC
- Utility Room



Property

Occupying a quiet position within a sought-after cul-de-sac, this well presented three bedroom semi-detached home offers spacious and versatile accommodation designed for modern family life. Recently decorated throughout, the property combines stylish interiors with practical living spaces, including a contemporary kitchen, separate study and utility room. The home also benefits from driveway parking and a private rear garden enjoying an open outlook.

Ground Floor

The ground floor has been thoughtfully arranged to provide flexible living space. A generous sitting room offers plenty of room for both relaxing and entertaining, while a separate study provides an ideal home office, playroom or hobby room. To the rear, the refitted kitchen is fitted with a range of modern units and flows seamlessly into the dining area, creating an excellent space for everyday family life. A useful utility room and downstairs cloakroom add further practicality.

First Floor

Upstairs, there are three well-sized bedrooms, two of which include built-in wardrobes, offering excellent storage. The accommodation is complemented by a stylish family bathroom, finished with contemporary fittings to serve the household.

Outside

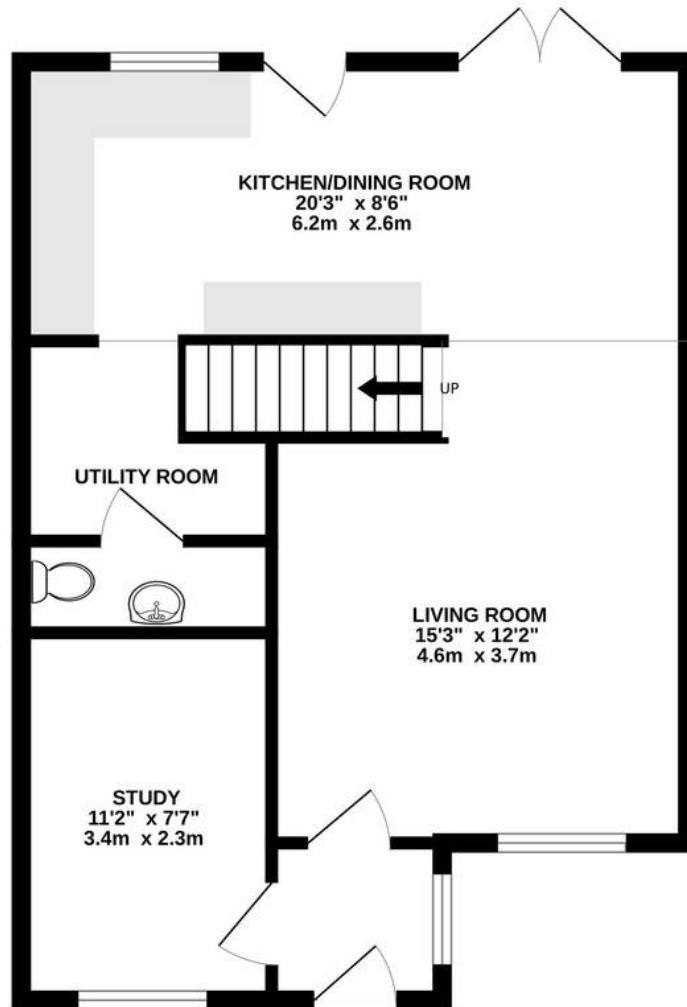
The enclosed rear garden enjoys a pleasant backdrop overlooking open fields, providing an attractive setting for outdoor dining and relaxation. To the front of the property, a private driveway offers convenient off-road parking.

Location

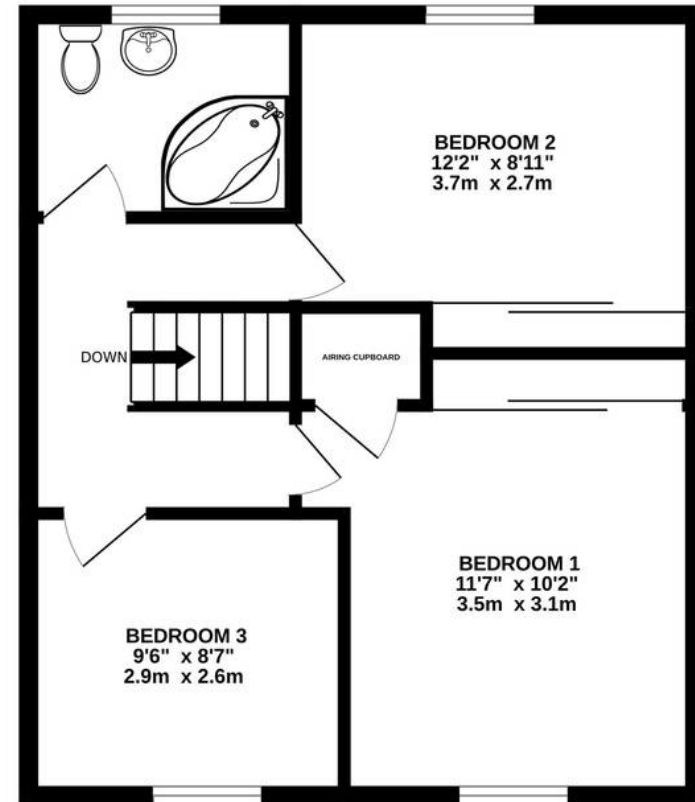
Ideally positioned for both families and commuters, the property is within easy reach of Fleet town centre, where a variety of shops, cafés and leisure facilities can be found. Fleet's mainline railway station provides direct services into London Waterloo, while several well-regarded primary and secondary schools are close by, making this a highly convenient and desirable location.



GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 1052sq.ft. (97.7 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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