



Blackthorns, Fleet

McCarthy  
Holden 

Guide Price £525,000



## Blackthorns

### Fleet

A well presented three double bedroom semi detached family home situated on the ever popular Edenbrook development.

Tenure: Freehold

EPC Environmental Impact Rating: C

- No Onward Chain
- Garage & Driveway Parking
- Popular Edenbrook Development
- Close to Local Schools
- Tax Band - E
- EPC Rating C





## Property

A well presented three double bedroom semi detached family home situated on the ever popular Edenbrook development, with a garage and driveway and offered to the market with no onward chain.

## Accommodation

The property benefits a front aspect kitchen breakfast room fitted with modern gloss units and equipped with integrates appliances and a beautiful bay window with shutters and door to the garage. An open plan living room with dining space and bi-fold doors on to the rear garden. The ground floor also benefits from a separate cloakroom.

To the first floor are two double bedrooms with bedroom one enjoying a dressing room and en-suite shower/ bathroom. The first floor also features the family bathroom. To the second floor is the third double bedroom.

## Outside

A particular feature of the property is the rear garden with patio immediately to the rear of the property accessed via the dining space and area of artificial grass.

The property also benefits from a garage and driveway.

Annual service charge; TBC

## Location

Edenbrook is ideally located for local amenities and is within easy access of both Fleet town centre and Fleet mainline railway station.

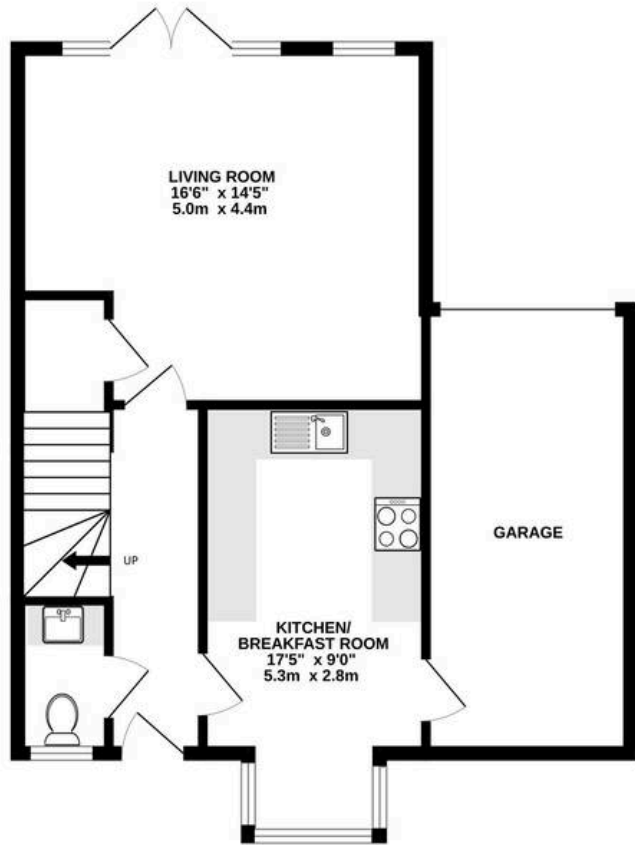
Fleet has excellent commuter links by both rail and road. There are regular trains to London Waterloo taking around 43 minutes and the town is located off Junction 4a of the M3 motorway which links to the M25. Fleet town centre offers comprehensive shopping and leisure facilities, excellent restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and various health care services.



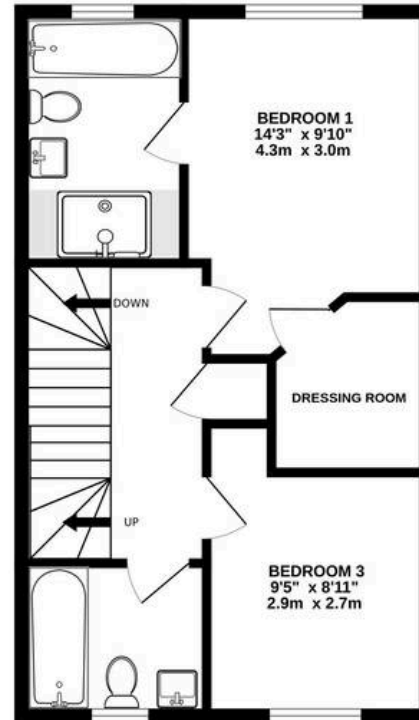




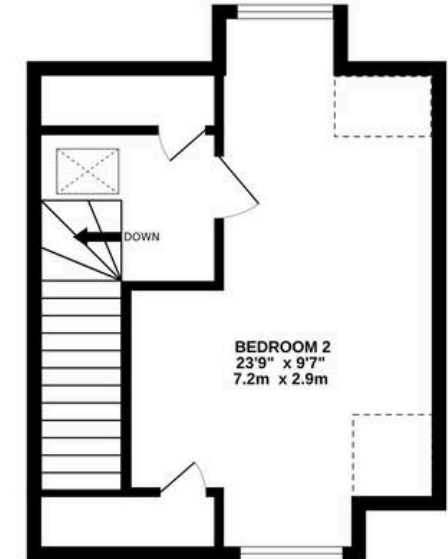
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.

Made with Metropix ©2026





## McCarthy Holden Fleet

McCarthy Holden Estate Agents, 110 Fleet Road - GU51 4PA

01252 620640 • [fleet@mccarthyholden.co.uk](mailto:fleet@mccarthyholden.co.uk) • [www.mccarthyholden.co.uk/](http://www.mccarthyholden.co.uk/)

These particulars are provided in good faith under the Consumer Protection from Unfair Trading Regulations 2008 and are for guidance only. They do not form part of any contract. No survey has been carried out, and services or fittings have not been tested. Photos and floor plans are illustrative; items shown may not be included. Buyers/tenants must verify all details. Fixtures & Fittings: Excluded unless specifically stated.