



Kings Road, Fleet

McCarthy
Holden

In Excess of £700,000



Kings Road

Fleet

Spacious four bed detached home with double garage, solar panels, no chain, and potential to add value. Close to Fleet Pond, schools, and transport. Ideal for families and professionals.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached Family Home
- No Onward Chain
- Two Bathrooms
- Double Garage
- Close to Fleet Pond and Nature Reserve
- Generous Plot Size



McCarthy
Holden





This four bedroom detached family home is filled with character and presents an excellent opportunity for buyers seeking generous living space, a convenient location and the potential to add value. Offered to the market with no onward chain, the property is ideal for families and professionals alike.

The ground floor provides well proportioned accommodation throughout, including a triple aspect living room, a separate dining room / study, a well appointed kitchen offering ample storage and workspace with integrated appliances, and a dedicated utility room. To complete the downstairs is the conservatory extension adding further living space and natural light.

Upstairs, the four bedrooms are all generously sized and share a family bathroom. Bedrooms one, two and four further benefit from fitted wardrobes.

The property is equipped with double glazing, gas central heating, and solar panels with the current owners receiving over £1,000 per year in quarterly payments as part of the Feed-in Tariff scheme. Further benefits include a double garage, providing secure parking and additional storage, along with ample off-road parking for multiple vehicles.

Set on a generous plot in a highly sought-after residential area, the home is ideally positioned close to Fleet Pond and its surrounding nature reserve, offering superb opportunities for walking, cycling and enjoying the outdoors. The location also benefits from excellent local schools, convenient transport links and a welcoming community atmosphere.

Combining spacious accommodation, practical features and an enviable setting close to natural beauty, this detached home offers a superb lifestyle opportunity in one of Fleet's most popular neighbourhoods. Early viewing is highly recommended to fully appreciate all that this property has to offer.





Kings Road, Fleet, GU51

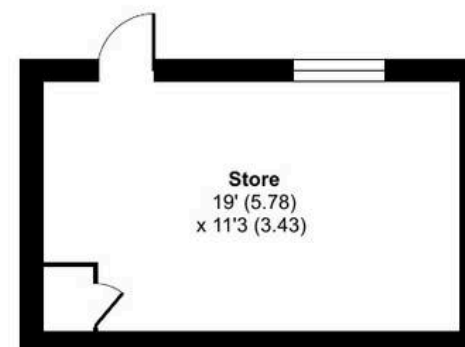
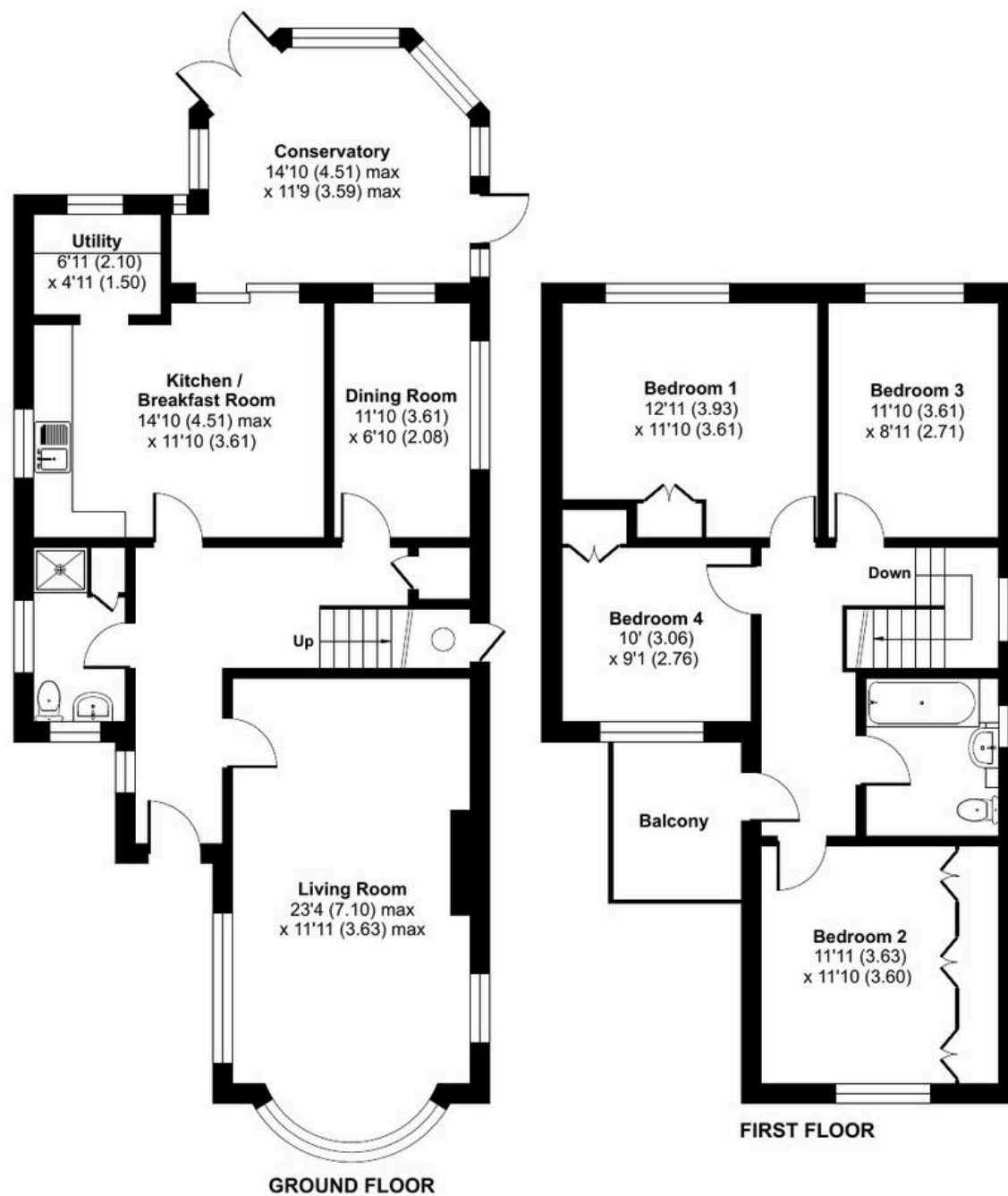
Approximate Area = 1597 sq ft / 148.3 sq m

Garage = 286 sq ft / 26.5 sq m

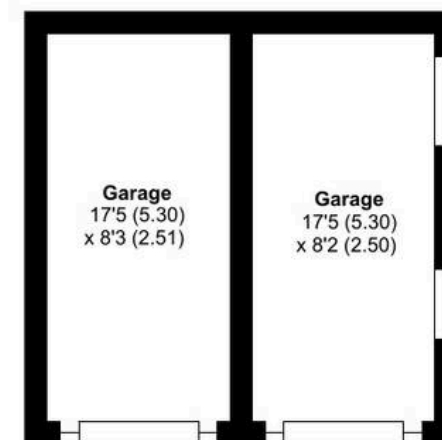
Outbuilding = 290 sq ft / 26.9 sq m

Total = 2173 sq ft / 201.7 sq m

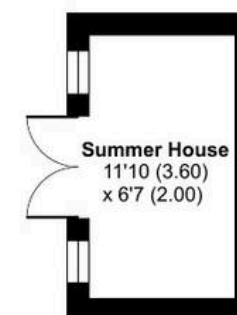
For identification only - Not to scale



OUTBUILDING 2



GARAGE 1 & 2



OUTBUILDING 1





McCarthy Holden Fleet

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

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