



Hanover Drive

Fleet

McCarthy  
Holden

Guide Price £585,000



## Hanover Drive

Detached family home in sought-after Ancells Farm Development. Well-balanced living space, natural flow between living areas. Private rear garden, garage, driveway for off-road parking.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Ancells Farm Development
- Three bedrooms
- Main bedroom with en-suite
- Private enclosed garden
- garage and driveway off-road parking
- Backs onto a nature reserve



**Property**

Situated on the sought-after Ancells Farm Development, this detached family home offers well-balanced living space with three bedrooms and two bathrooms. Designed for comfortable family living.

**Ground Floor**

The ground floor provides a welcoming living room, a spacious kitchen/breakfast room, and a practical utility room. The layout is designed to create a natural flow between living and dining areas, offering both functionality and comfort for everyday life.

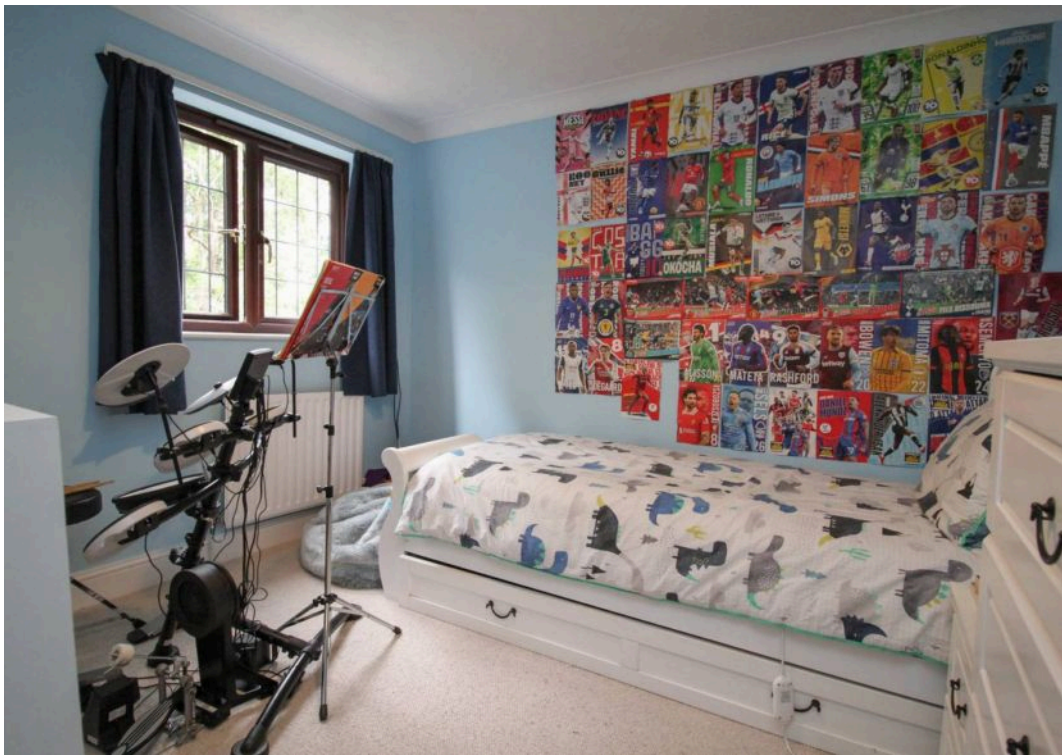
**First Floor**

Upstairs, the property boasts three well-proportioned bedrooms, including a main bedroom with en-suite facilities. A further family bathroom serves the remaining bedrooms, ensuring convenience for the whole household.

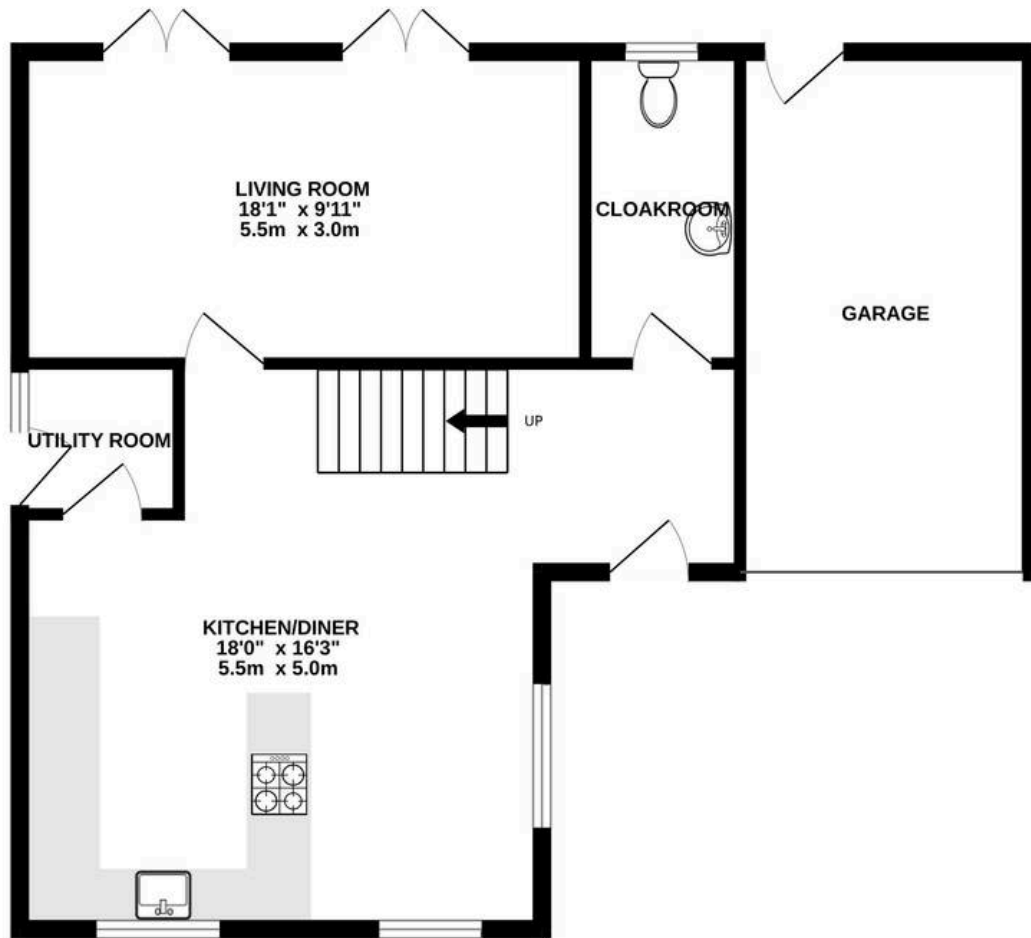
**Outside**

Externally, the home benefits from a private enclosed rear garden, perfect for outdoor entertaining or family relaxation. A garage and driveway provide ample off-road parking, further enhancing the appeal of this attractive property. The property has an added benefit of backing onto a nature reserve.

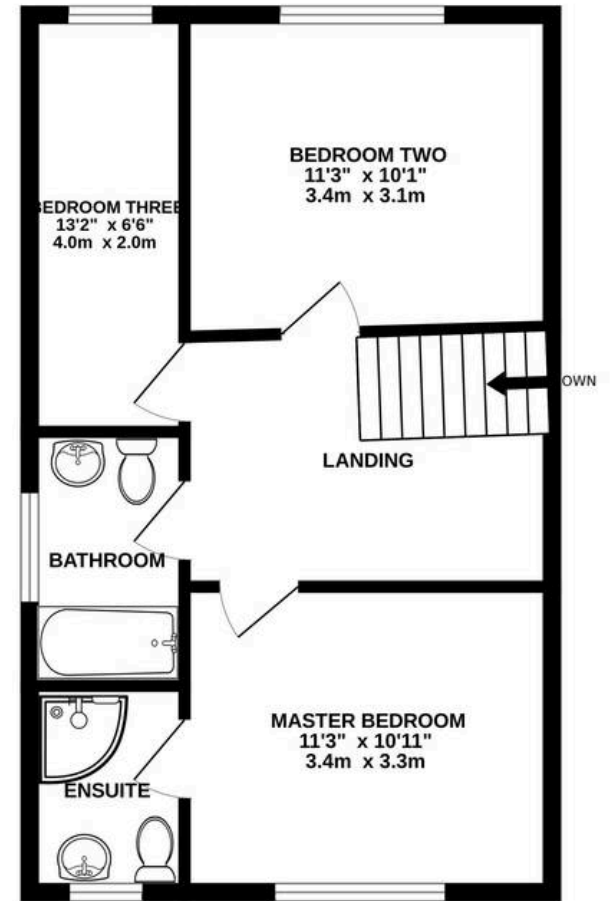




GROUND FLOOR  
720 sq.ft. (66.9 sq.m.) approx.



1ST FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 1183 sq.ft. (109.9 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.



## McCarthy Holden Fleet

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