

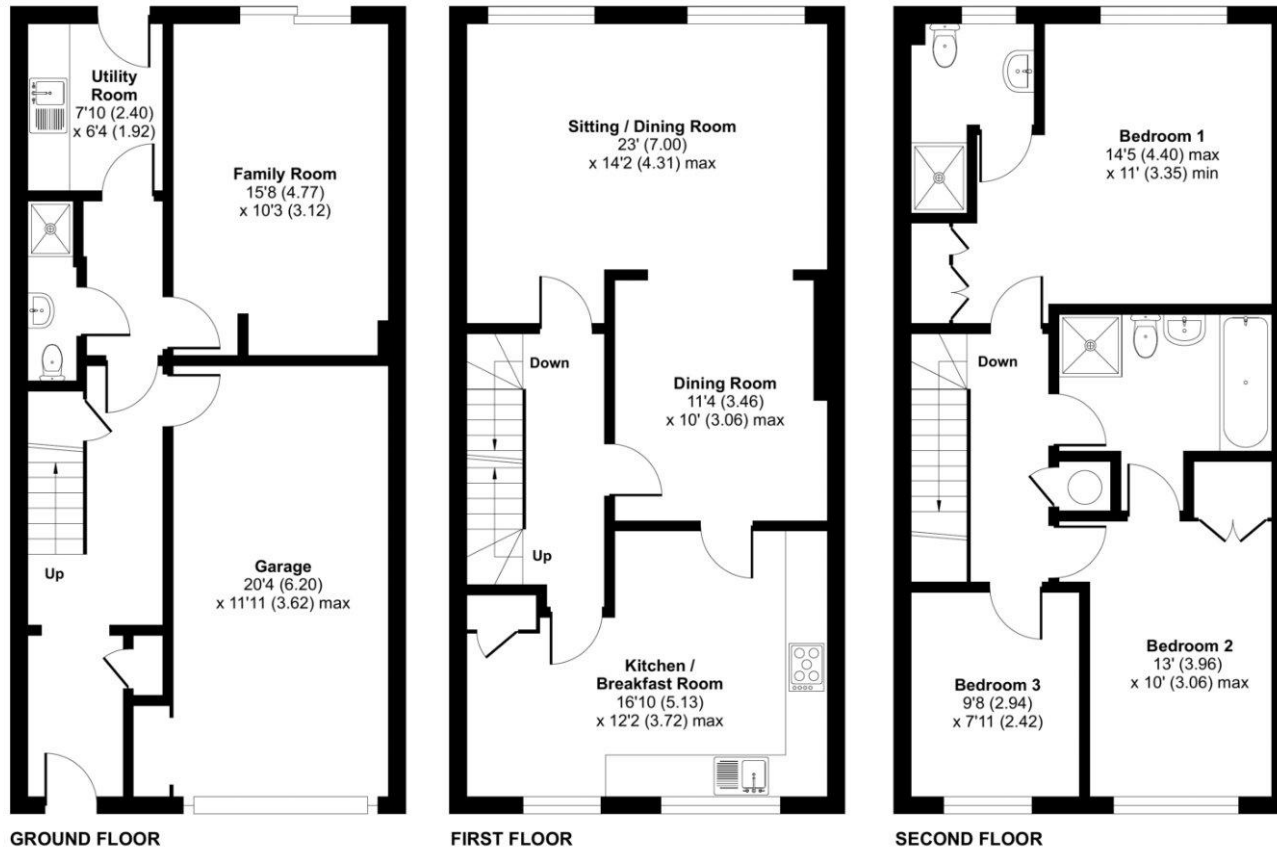
## SPECIFICATION

- Three- Story Layout
- Spacious Living area
- Modern Kitchen
- 4 Bedrooms & 3 Bathrooms
- Outdoor Parking
- Convenient Location

## ACCOMMODATION

The property offers very versatile accommodation arranged over three floors. The hallway leads through to a large room with patio doors out to the garden and depending on lifestyle could be used a bedroom or family room. Adjacent to here is a shower room with shower enclosure, WC and handbasin. Also on the ground floor is a utility room fitted with washing machine and a tumble drier - this room also accesses the garden. On the first floor the living/dining room is very spacious and leads into a large kitchen breakfast room. The kitchen is light and airy with ample storage space. Fitted with a range cooker (electric ovens with a gas hob), American style fridge freezer and a dishwasher. There is ample space for a table and chairs. Up on the top floor there are three bedrooms. The spacious master bedroom has an ensuite bathroom, fitted with shower enclosure, WC and handbasin. There is a large family bathroom, a practical Jack and Jill arrangement accessible from the landing and second bedroom. The second bedroom is a good size and the third is a single. At the front of the property the brick paved driveway has space for two cars and there is also a garage. The rear garden has a patio, and an area of lawn and planted borders. This property would suit a professional couple or a family needing the versatility of the accommodation offered by a town house layout. There are excellent local schools, from pre-school to secondary level and for those needing to commute it is within close proximity of Fleet mainline station and the M3.

Approximate Area = 1632 sq ft / 151.6 sq m  
 Garage = 215 sq ft / 19.9 sq m  
 Total = 1847 sq ft / 171.5 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Charters Estate Agents Limited. REF: 1260910

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.

## SITUATION

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 town of Farnham and the picturesque villages of Hartley Wintney and Odiham are a short drive away. Heathrow Airport is about 28 miles and Farnborough Airport is about 5 miles distant. Private aircraft facilities are also available at Blackbushe Airport (about 5 miles).

## LOCAL AUTHORITY

Hart District Council  
 Council Tax Band F  
 Minimum Term 12 Months

## £2,000 PER MONTH

Security Deposit £2,307.65 (based on advertised rental price)  
 Holding Deposit £461.54 (based on advertised rental price)



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