

Kings Road, Fleet

Fleet

McCarthy Holden

Guide Price £800,000







95 Kings Road

Fleet

A stunning family detached Four bedroom Edwardian house set close to Fleet pond and superb local schools. The house retains many original features and offers contemporary living.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Four Bedroom Detached Character Home
- Refitted Kitchen
- Driveway Parking And Garage
- Three Reception Rooms
- Close To Fleet Mainline Railway Station
- Close To Local Schools

McCarthy Holden









The Property

McCarthy Holden are delighted to present this spacious and well-proportioned four-bedroom detached Edwardian family home, situated in a popular residential area of Fleet, close to local primary and secondary schools, Fleet pond and Velmead woods. The property is an excellent home for modern family living with a wealth of character features including picture rails and two working fireplaces.

Ground Floor

The ground floor opens into a welcoming entrance hall via the original Edwardian door with stained glass, and the reception hall gives access to the principal reception rooms and stairs rising to the first floor. The front reception room offers a relaxing space, with lots of natural light and a beautiful working fireplace. A second reception room is located at the rear also with a working fireplace and offers access into the garden room/conservatory overlooking the rear garden. The hub of the house is a beautiful triple aspect kitchen dining room offering a fantastic sociable area with the refitted kitchen which provides a good range of fitted storage and preparation space and integrated units plus a Belling 7 ring range style cooker. There is a dining area located to the front in the bay area with triple aspect windows.

Off the kitchen area there is an inner lobby area with useful storage and this area leads via a stable door into the conservatory/garden room which benefits from central heating so can be used all year round.

First Floor

On the first floor there are four bedrooms, the master bedroom having a 2 piece ensuite and bedrooms two and three benefitting from at least, dual aspect windows. The family bathroom is in keeping with the period of the house with a roll topped bath.

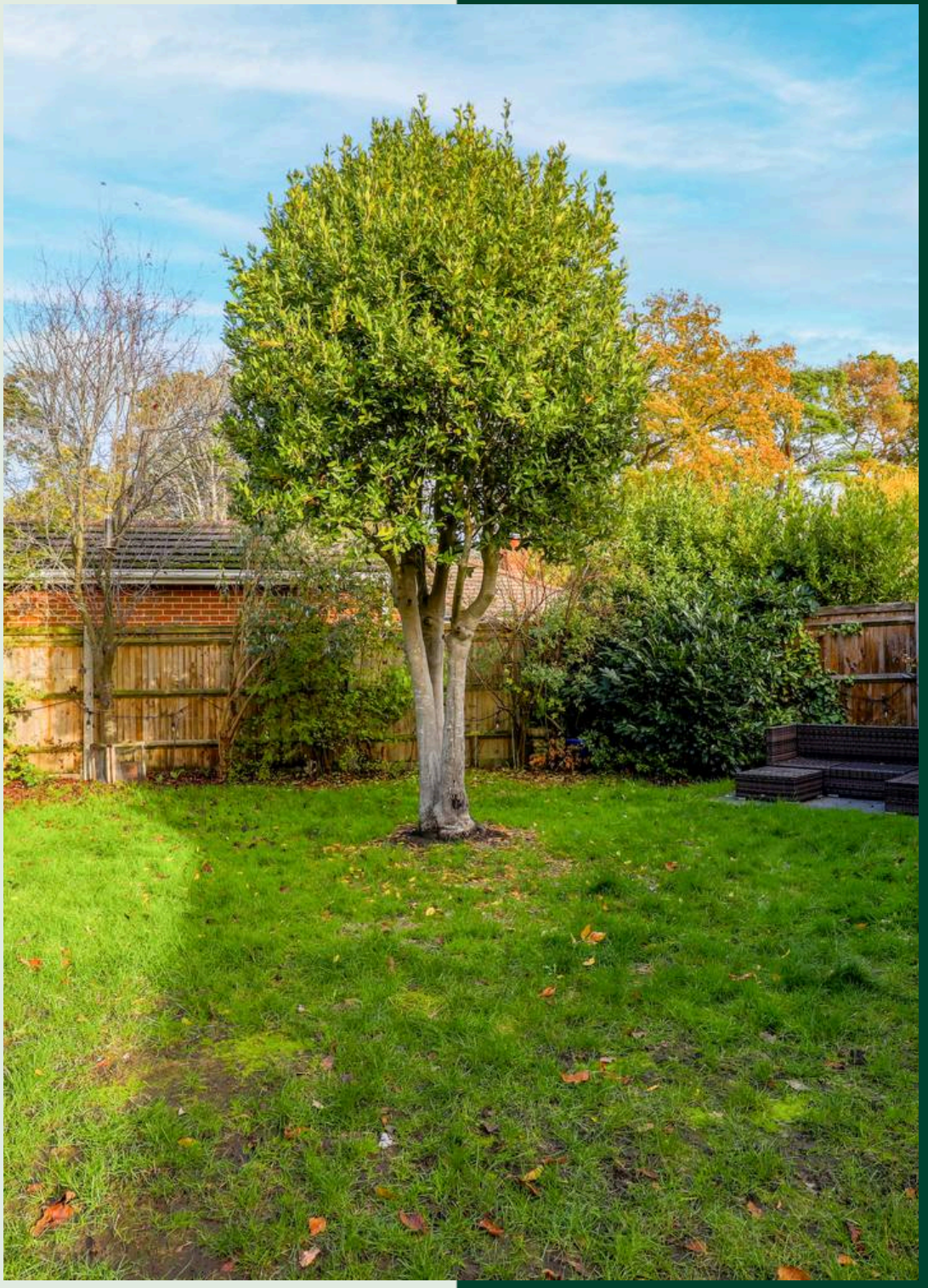
Outside

Externally, the property benefits from a garage and driveway parking for several cars to the front and down the side of the house.

The garden is private and well established and offers a high degree of privacy at the rear. There is a lawn area with mature bushes and planted borders all providing secluded outdoor space.

Location

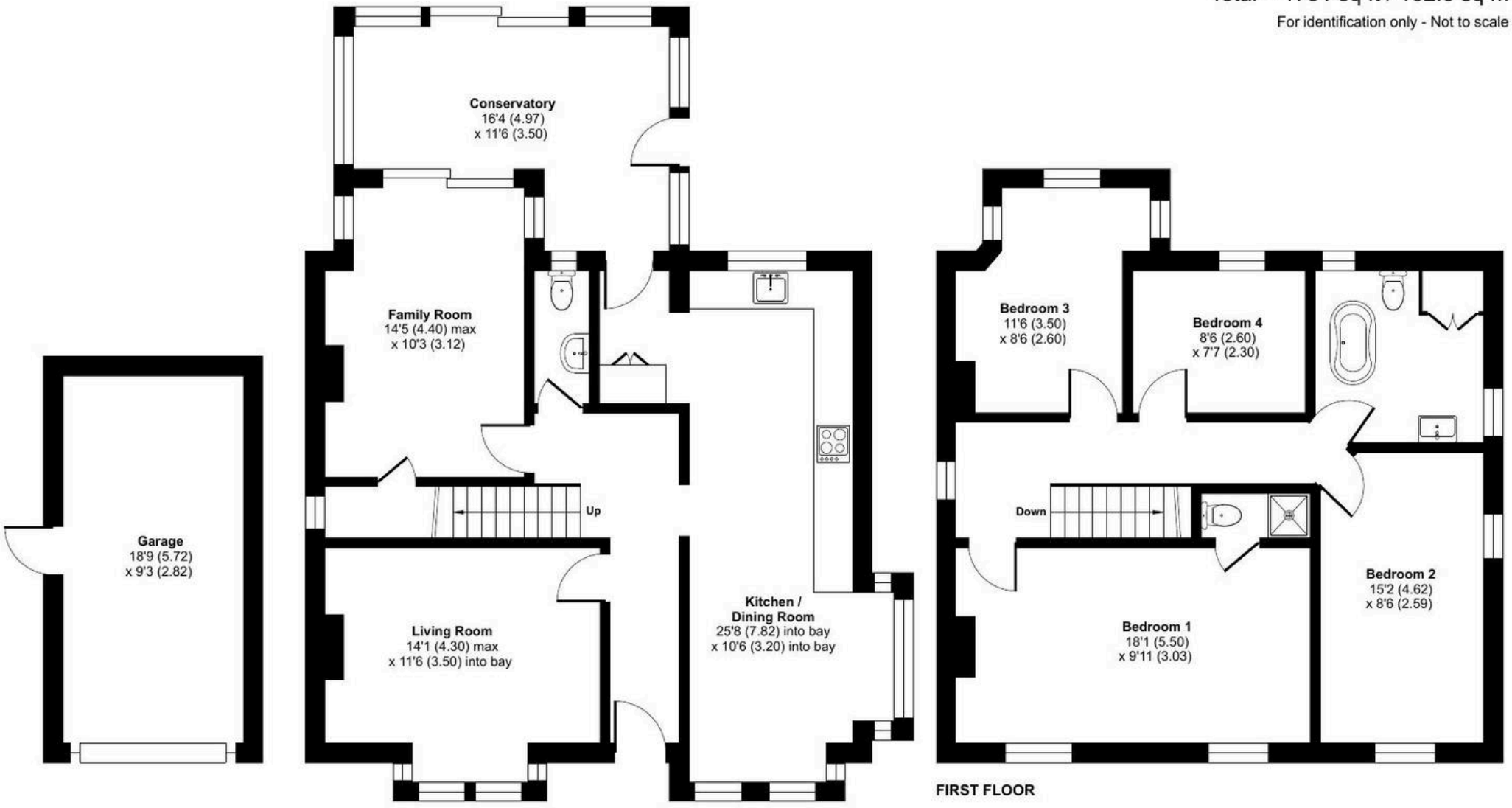
Kings Road is conveniently positioned within Fleet, a popular Hampshire town known for its range of local amenities, schools, recreational facilities and excellent transport




F&M

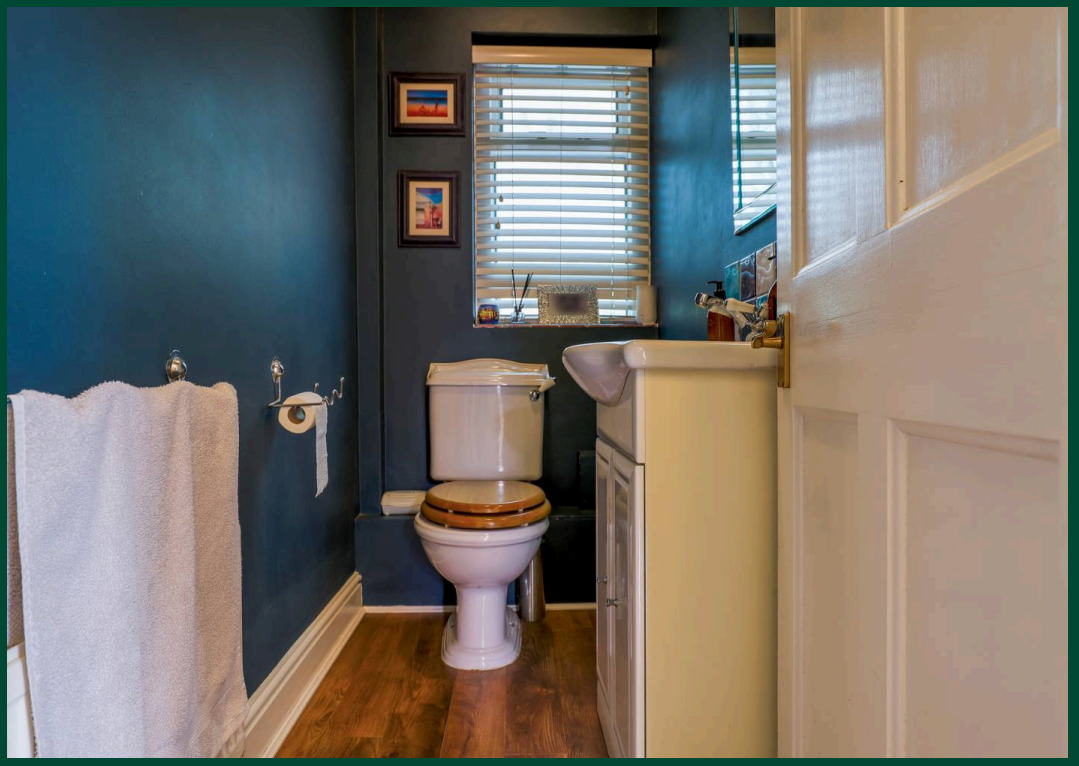
Kings Road, Fleet, GU51

Approximate Area = 1577 sq ft / 146.5 sq m
Garage = 174 sq ft / 16.1 sq m
Total = 1751 sq ft / 162.6 sq m
For identification only - Not to scale

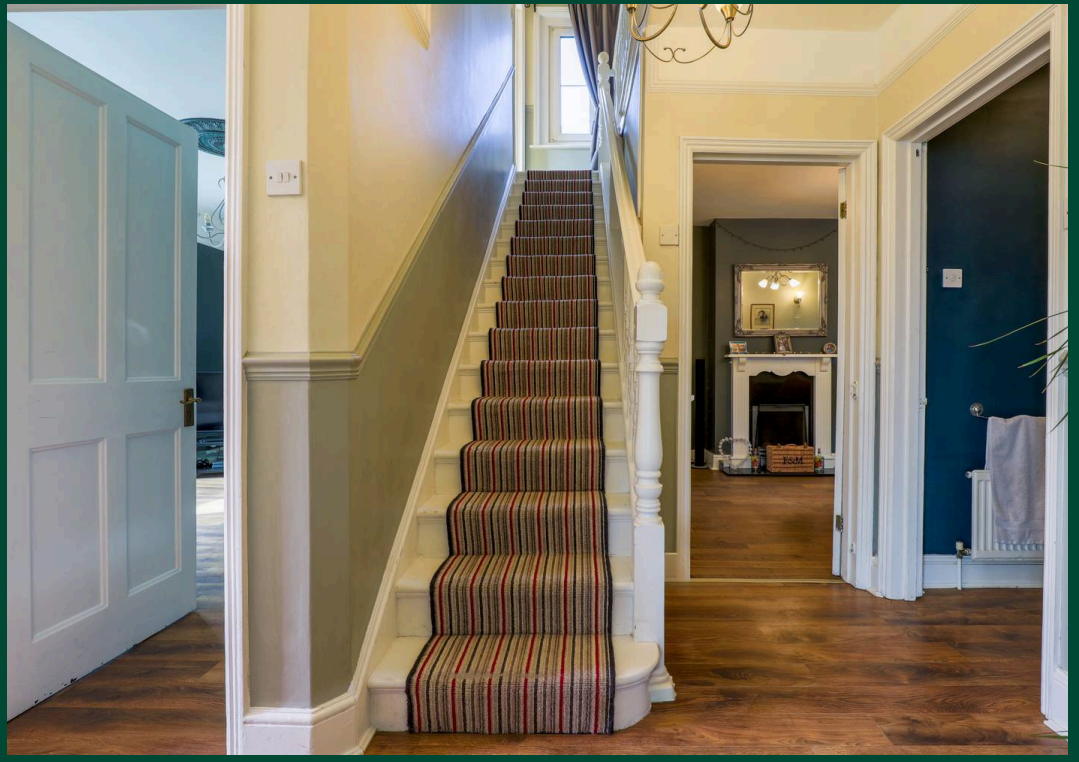


Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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