

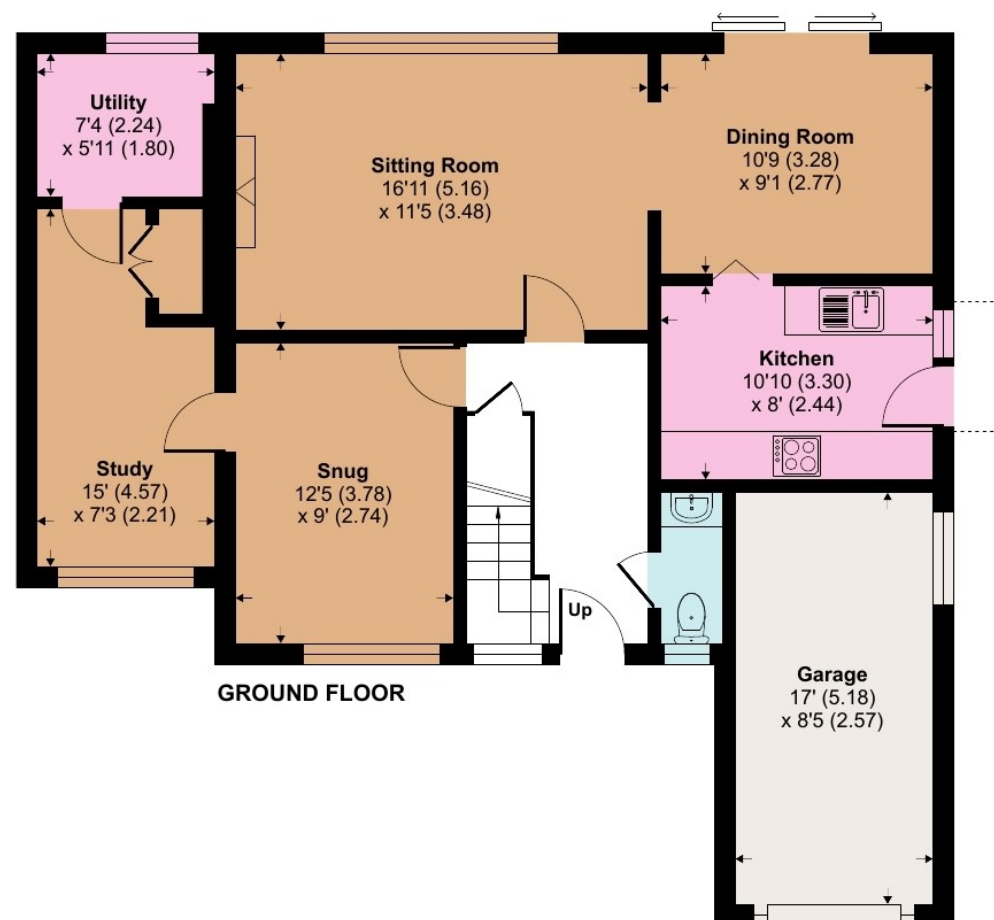
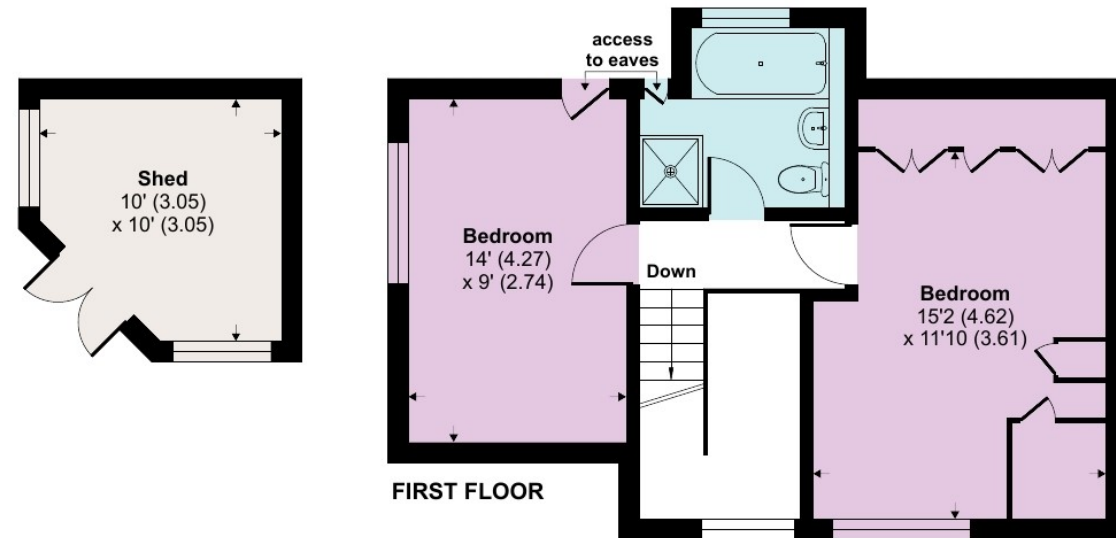
Brookly Gardens, Fleet, GU51

Approximate Area = 1440 sq ft / 133 sq m (includes garage)

Shed = 87 sq ft / 8 sq m

Total = 1527 sq ft / 141 sq m

For identification only - Not to scale



Brookly Gardens, Fleet, Hampshire, GU51

Guide Price £550,000

A spacious three bedroom detached family home ideally situated in a cul-de-sac location in the Pondtail area of Fleet.

Tel 01252 733042
Email Farnham@winkworth.co.uk
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ACCOMMODATION

- Three reception rooms
- Potential to improve
- Three bedrooms
- South westerly facing garden
- Close proximity to Fleet Pond and Nature Reserve
- Close To Fleet Mainline Railway Station
- Cul-de-sac
- No chain

DESCRIPTION

A three bedroom detached house which has been extended in recent years and offers versatile accommodation. The property is situated in a popular cul-de-sac within close proximity of Fleet mainline railway station, town centre and Fleet pond and nature reserve are close by.

The ground floor comprises large and inviting entrance hallway, fitted kitchen/breakfast room, large 16’11ft sitting room with fireplace, adjoining snug, downstairs bedroom/reception room, study, storage cupboard and utility area, downstairs cloakroom.

The first floor features two double bedrooms with built in wardrobes and a family bathroom. There is also eaves access which is ideal for storage and large landing area.

Externally, the pretty south westerly aspect rear garden has a shaped lawn with a large patio immediately to the rear of the property and a further decked area for additional seating. An array of flowers and shrubbery borders finished with timber fencing enclose the rear garden and garden shed. To the front is a driveway providing off street parking for several vehicles. In addition there is a good sized garage.



LOCATION

Fleet has excellent commuter links with trains to London Waterloo via the mainline rail station and Junction 4a of the M3 motorway linking 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.

LOCAL AUTHORITY

Hampshire County Council, Winchester

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. Curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars

