



PRESTIGE & VILLAGE

UK's finest properties

HEREFORD MEAD, FLEET, HAMPSHIRE, GU51 2TN



New to the market is this 4-bedroom detached family home on the much sought after Ancells Farm Development. Much loved by the current owner the house is in fine decorative order and is ready to move straight in. Featuring two separate reception rooms and a downstairs cloakroom, a spacious lounge with double doors out to the rear garden which is mainly laid to lawn with flower borders, a patio, and some small bushes and trees. There is a separate family dining room and a well fitted kitchen with a range of floor and wall units, fitted oven and hob and a space for a dish washer and full-size fridge freezer. The entrance hall features a large understairs cupboard with storage space. On the 1st floor there are 4 double bedrooms and a well fitted family bathroom with bath and shower over. Outside there is a driveway leading to the attached garage with rear door to the garden, and back of the house. The property is in easy walking distance of Fleet mainline station giving access to Central London in under an hour as well as great rail links to Reading and the South Coast. The property is within easy reach of junction 4a of the M3 motorway. Fleet is situated in the Northeast corner of Hampshire, close to the Surrey and Berkshire borders. Fleet town has a range of shops and amenities and is just a short walk away. There are several good restaurants and public houses nearby. The Basingstoke canal runs through the town and a section of this is maintained as a leisure facility. Also close by is Fleet Pond Nature Reserve with a wealth of wildlife and many areas to walk and explore. The area offers an excellent choice of schools from both the state and independent sectors.





- Detached 4 Bedroom House
- Downstairs Cloakroom
- 2 Reception Rooms
- Corner Plot with room to extend STPP
- Garage and Driveway with rear door to garden
- Good size rear garden mainly laid to lawn with patio area
- Within walking distance to local shops and amenities
- Walking distance to mainline station with direct access to Waterloo
- Good Commuter Links close to M3
- Early viewing is very much recommended



ENTRANCE HALL

Entrance hall with downstairs cloakroom and large understairs cupboard

CLOAKROOM

Low level suite with vanity unit

LOUNGE

18" x 11'11" (5.49m x 3.63m)
Good size lounge with patio doors leading to patio area and sunny mature garden

DINING ROOM

Lovely family dining area with box window overlooking front of house

KITCHEN

8'11" x 11'6" (2.72 x 3.53)
Fully fitted kitchen with range of floor and wall units, fitted oven and hob, space for dishwasher and large fridge freezer, tiled splash backs

STAIRS TO LANDING

Stairs to first floor with window overlooking driveway



BEDROOM 1

9'4" x 11'10" (2.85 x 3.62)
Double bedroom with dual aspect window overlooking garden area

BEDROOM 2

9'4" x 38'4" (2.85 x 11.7)
Double bedroom with large window overlooking driveway and front of house

BEDROOM 3

8'3" x 11'6" (2.53 x 3.53)
Double bedroom with fitted wardrobes and window looking out to front lawn area

BEDROOM 4

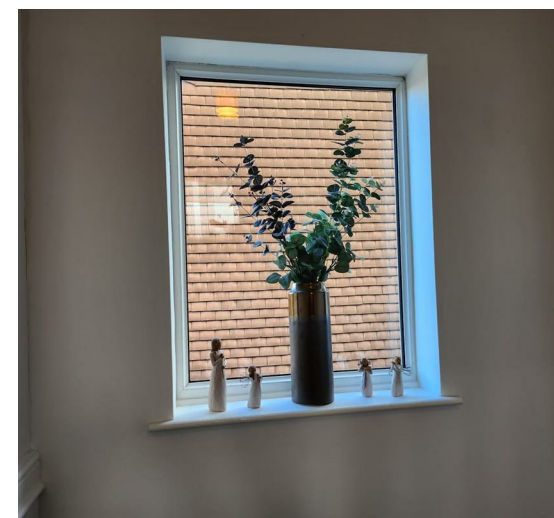
8'3" x 10'3" (2.53 x 3.14)
Double bedroom currently used as a home office. Double window overlooking garden

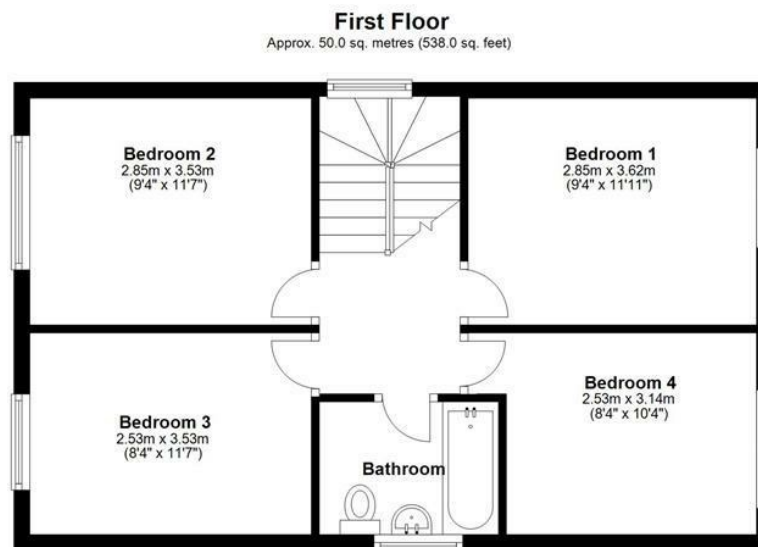
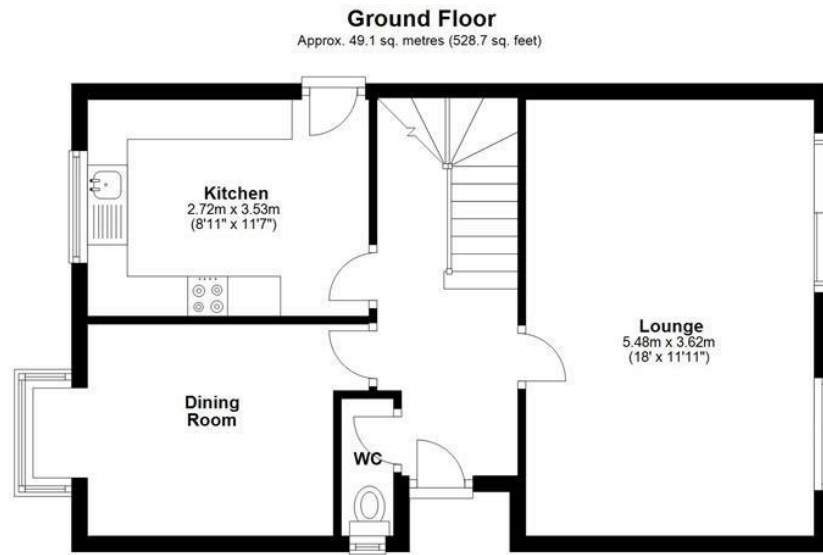
FAMILY BATHROOM

Fully fitted bathroom suite with bath and power shower, fully tiled. Airing cupboard

GARAGE

Garage with up and over door, power and light. Rear door to garden and back door of house

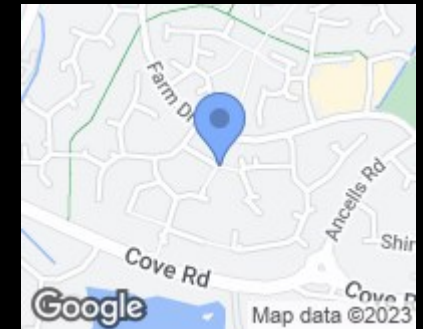




Total area: approx. 99.1 sq. metres (1066.7 sq. feet)

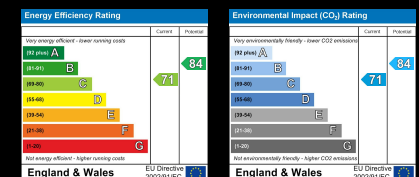
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Central London 40 miles
Heathrow Airport 27 miles
Gatwick Airport 50 miles
Basingstoke 18 miles Fleet
mainline railway station 4
miles Blackwater station 3.3
miles Farnborough station 2.8
miles M3 junction 4a 5 miles

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Band E





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