

Williams Way
Four Bedroom Detached Property



3 Williams Way, Fleet, Hampshire, GU51 3EU

The Property

This attractive four bedroom detached property benefits from a ground floor rear extension and is situated in a cul-de-sac location within the popular Pondtail area of Fleet. The property is perfectly situated for Fleet Pond and Fleet mainline railway station whilst being within easy reach of Fleet town centre.

Ground Floor

In the entrance hallway there is a cloakroom as well as an area which is ideal for use as a study. The living room is front aspect with a bay window and log burning stove.

The property has been extended to the rear to offer a beautiful kitchen/breakfast/family room with bi-fold doors opening onto the 90 ft. south westerly facing garden, ideal for entertaining during the summer months.

The kitchen is fitted with a beautiful range of floor to ceiling units and a central island housing the hob in addition to a further range of quality integrated appliances. There is also a utility room located off the kitchen.

First Floor

The four bedrooms and the shower room are located on the first floor.

Additional Information

Further benefits include Karndean flooring and replacement windows with made to measure window shutters.

Outside

To the front of the property is an area of lawn and driveway parking leading to the garage.

The south west facing garden which measures approximately 90 ft. in length is predominantly laid to lawn and is enclosed with fencing.

Location

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, restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and various health care services.

















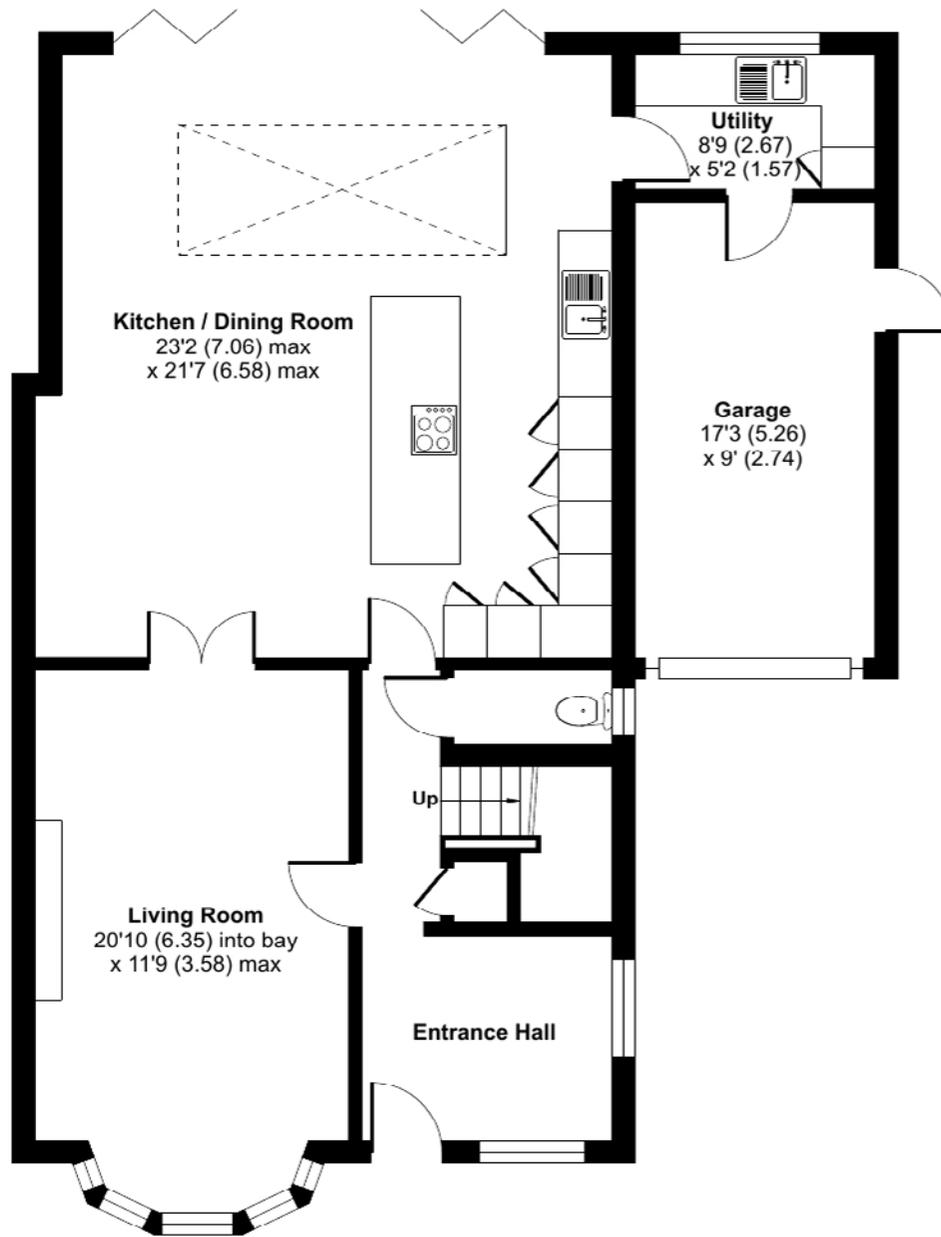




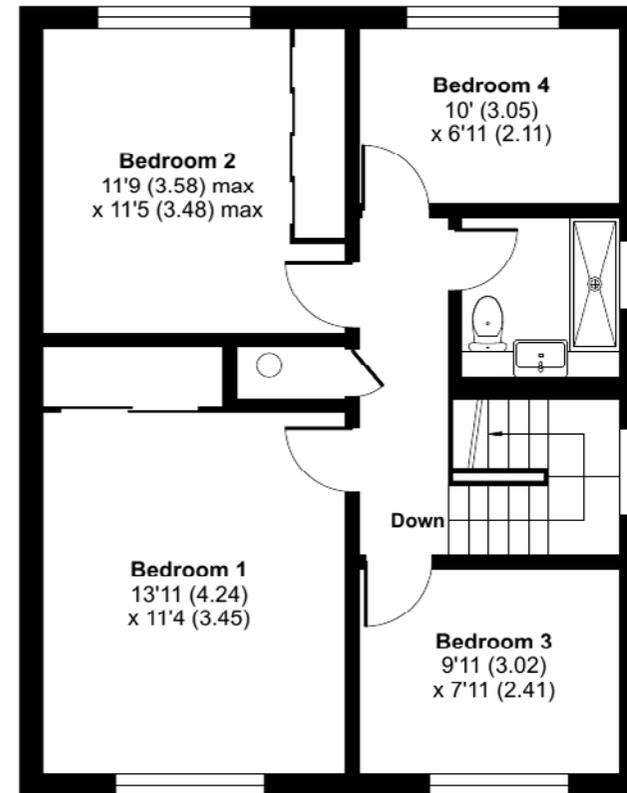
Williams Way, Fleet, GU51

Approximate Area = 1745 sq ft / 162.1 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for McCarthy Holden. REF: 956153





Places of interest

A selection of photographs showing various locations in and around Fleet are shown below.



Fleet Pond



Basingstoke Canal



Fleet Mainline Railway Station



Basingstoke Canal



Fleet High Street

Consumer Protection Regulations

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If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Postcode GU51 3EU Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment and garden ornaments etc. are specifically excluded unless mentioned.

Viewing

Telephone sole agents
McCarthy Holden: 01252 620640

Services

Mains electricity, water and drainage.
Gas Central Heating
EPC Rating - D (60)

Local Authority

[Hart District Council](#)
[Council Tax Band - F](#)

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