

Conifer Close
Three Bedroom Detached Bungalow



18 Conifer Close, Fleet, Hampshire, GU52 6LS

The Property

This charming three bedroom detached bungalow which is set in a cul-de-sac position benefits from a delightful south westerly facing garden and is offered to the market with no onward chain.

Accommodation

The property is presented in good decorative order with the double aspect living/dining room positioned to the rear of the property taking advantage of the views over the garden through the French style doors. There is also a fireplace housing a gas fire in the living area. The well equipped kitchen/breakfast room is also rear aspect with access to the garden. Fitted with a comprehensive range of cream units, the kitchen also includes oven, hob, extractor fan, fridge, freezer and dishwasher.

There are three bedrooms located towards the front of the property with bedrooms one and two benefiting from fitted wardrobes. The bathroom is fitted with a white suite including a separate bath and shower cubicle, wc and wash hand basin.

Outside

The front of the property is enclosed with hedging and is laid with a mixture of gravel and block paved driveway leading to a detached garage and provides parking for several vehicles.

A particular feature of the property is the lovely south westerly facing garden which is laid with areas of patio, lawn and a generous selection of mature trees, shrubs and planting.

Location

There are local amenities close by whilst Fleet town centre is within easy access offering comprehensive shopping and leisure facilities, restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and a range of health care services.

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.





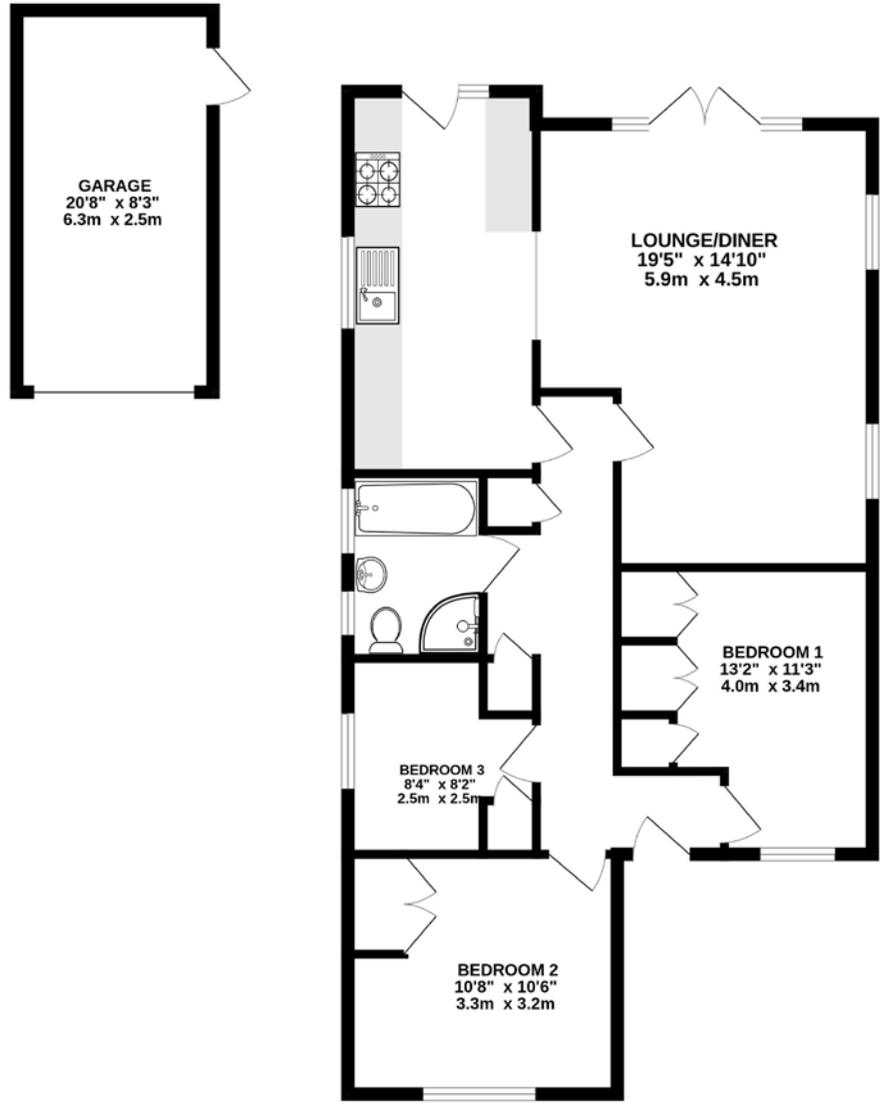












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

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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 GU52 6LS. 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 (66)

Local Authority

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

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