

Kevins Grove  
Five Bedroom Detached House



## Kevins Grove, Fleet, GU51 3LJ

### The Property

An extremely attractive four/five bedroom detached house in good decorative order.

The property sits in a cul-de-sac location within the popular residential Pondtail area of Fleet.

This extended family home offer generous and flexible accommodation over two floors.

### Ground Floor

On the ground floor is a large entrance hallway and two front aspect rooms which are currently used as bedrooms but could be utilised as additional reception rooms or studies. There is also a family shower room on the ground floor which has separate bath and shower cubicle, wc and two wash hand basins.

To the rear of the ground floor is a 23 ft. living room which is triple aspect including a large bay and French style doors opening onto the rear garden.

The dining room is also rear aspect with a further set of French style doors to the garden.

The kitchen is accessed off the dining room and is

fitted with a comprehensive range of eye and base level units, breakfast bar, oven, hob, extractor fan, fridge and freezer. There is also a skylight window, further windows to the rear and a door to the garden, all of which make the room light and airy.

A courtesy door from the kitchen gives access to the garage.

### First Floor

On the first floor are the additional three bedrooms and a re-fitted shower room.

The main bedroom is front aspect with a bespoke range of fitted wardrobes/storage and once again benefits from skylight windows. There is additional storage in the large bay area. The main bedroom also has a beautifully re-fitted bathroom with a roll top bath, separate shower cubicle, wc and wash hand basin.

### Outside

The front of the property is enclosed with a brick wall and double gates giving access to the driveway, front garden and garage.

The enclosed rear garden offers a good degree of privacy and has a patio extending the full width of

the house with the remainder laid to lawn with hedging and mature trees. There is also a brick build shed and a greenhouse.

### Location

Ideally situated in a cul-de-sac position, the location is close to Fleet Pond/Nature Reserve as well as Fleet mainline railway station which offers regular services to London Waterloo from 43 minutes. The town is also located off Junction 4a of the M3 motorway which links to the M25.

Fleet town centre offers comprehensive shopping and leisure facilities, an excellent range of restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and health care services.

























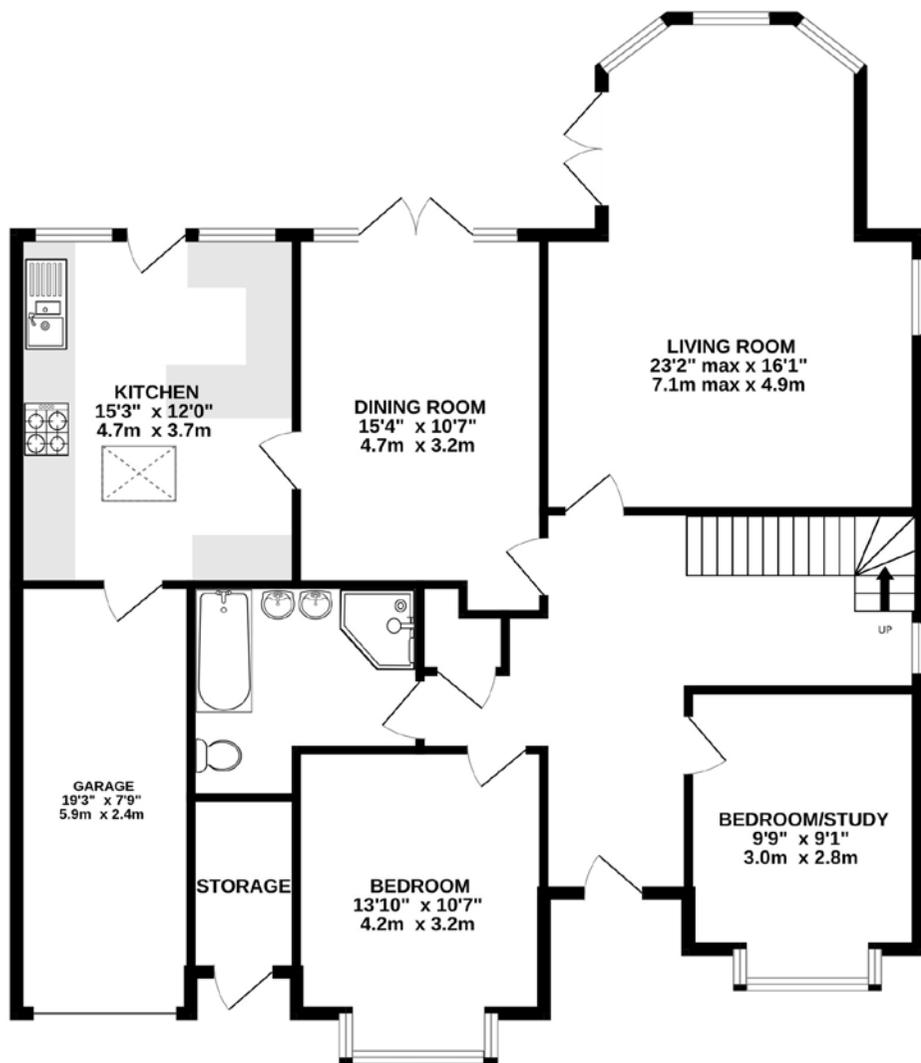




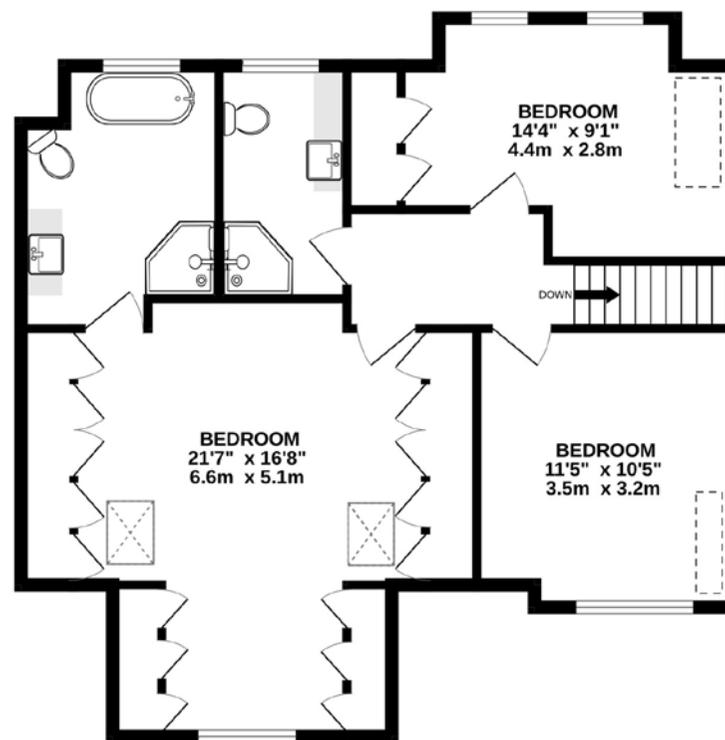




GROUND FLOOR



1ST FLOOR



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.





# 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).

They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of McCarthy Holden has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. Land estimate is a guide and it has not been possible to quantify accurately.

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 3LJ 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 - C (71)

### Local Authority

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

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