

Kenilworth Crescent | | Fleet | GU51 3BA

Asking Price £385,000

Freehold

Waterfords
Residential Sales & Lettings

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A delightful three-bedroom terraced home situated in the ever-popular Pondtail area of Fleet, backing directly onto Fleet Pond Conservation Area with private gated access to beautiful lakeside walks. Built in the 1960s and positioned within a quiet cul-de-sac, the property offers a spacious lounge/dining room, separate kitchen with scope to create open-plan living, and a versatile self-contained outside office complete with shower room. Conveniently located for Fleet mainline station and excellent local amenities, this home combines tranquil surroundings with practical family living.

- 3 Bedroom terraced home situated in the ever popular area of Pondtail
- Built in the 1960's in a premier location backing onto Fleet Pond conservation area
- Self-contained outside office incorporating a shower room, ideal for workspace or guest room
- Good sized front to back Lounge Dining room
- Separate kitchen easily adapted to provide open plan living
- Quiet cul de sac location with parking areas
- Superbly located for the commuter using the Fleet main line to Waterloo
- Private gate accessing beautiful walks

Situated in one of Fleet's most desirable residential locations, this attractive three-bedroom terraced home enjoys a peaceful cul-de-sac setting and backs directly onto the stunning Fleet Pond Conservation Area, offering private gated access to miles of scenic walks and nature trails.

The property provides well-balanced accommodation throughout, centred around a generous front-to-back lounge/dining room that creates an excellent family and entertaining space. The separate kitchen is well-positioned and offers exciting potential to be reconfigured into a contemporary open-plan kitchen/living arrangement, subject to any necessary consents.







Rarely does an opportunity arise to acquire a home that combines a tranquil conservation area setting with such excellent everyday convenience. Backing directly onto Fleet Pond Nature Reserve and benefiting from private gated access to its scenic trails, this delightful three-bedroom terraced home also features a superb self-contained office with shower room, creating an exceptional lifestyle property in one of Fleet's most sought-after locations.











Upstairs, there are three well-proportioned bedrooms and a family bathroom, making the property ideally suited to families, professional couples or downsizers seeking a prime Fleet location.

A particular feature of the home is the self-contained external office building incorporating a shower room. This highly versatile space is perfect for those working from home, running a business, accommodating guests or creating a private studio, gym or hobby room.

Outside, the rear garden enjoys a wonderful backdrop onto Fleet Pond Nature Reserve, providing a sense of privacy and direct access to some of Hampshire's most beautiful natural surroundings. To the front, residents benefit from nearby parking areas and a quiet traffic-free environment.

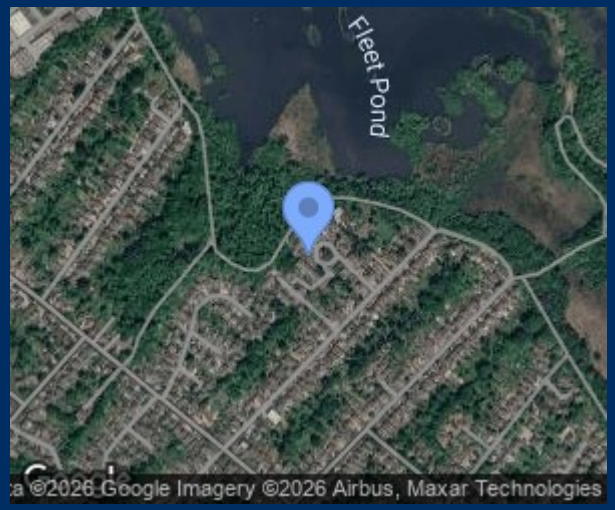
The property is exceptionally well placed for Fleet mainline railway station, offering fast and direct services to London Waterloo, making it an ideal choice for commuters seeking a balance between town and country living.

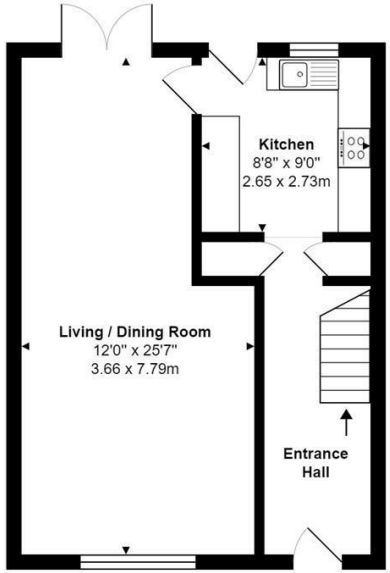
Are you looking to buy a property in Fleet? Then Waterfords Estate Agents are here to help you. As your trusted local estate agent in Surrey and Hampshire since 1995, you can ask us any questions about Fleet and the surrounding area. Feel free to pop into our branch in the Hart Centre to talk to us or call us on 01252 623333. We look forward in assisting you with buying a home in Fleet!

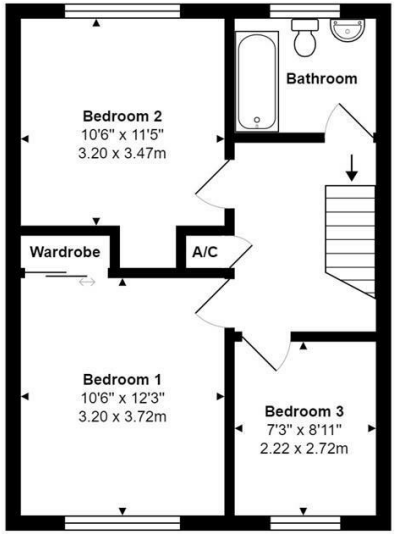
Are you wondering: how much is my house worth in Fleet? Waterfords Estate Agents can provide you with a home valuation based on the latest sales agreed for similar properties as well as valuable insights into buyers based on our extensive database. We take an analytical approach to ensuring that your property is priced correctly and ready to be sold quickly. All our advice is free and without obligation.

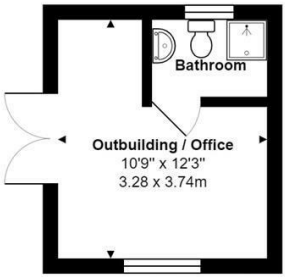








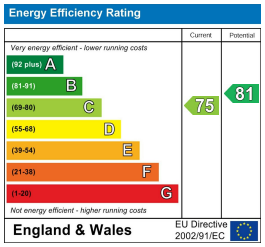




(Now shown in actual location)

Total Area: 1059 ft² ... 98.4 m²

All measurements are approximate and for display purposes only



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