



Friesian Close | | Fleet | GU51 2TP

Asking Price £525,000

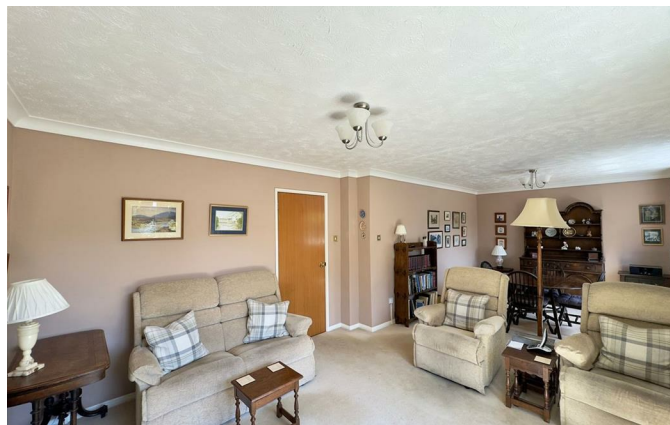
Freehold

Waterfords W
Residential Sales & Lettings

Friesian Close |
Fleet | GU51 2TP
Asking Price £525,000

Offered to the market with no onward chain, this well-presented three-bedroom detached family home is situated in the highly desirable Ancells Farm development. Requiring modernisation, the property offers excellent potential to create a fantastic family home, with spacious accommodation including a 23ft living/dining room, garage, driveway parking and a large south-facing rear garden, all within easy reach of Fleet station, local schools and amenities.

- Detached three-bedroom family home in the sought-after Ancells Farm development
- Excellent opportunity to modernise and add value
- Separate kitchen with potential for improvement or reconfiguration (STPP)
- Downstairs cloakroom and first-floor family bathroom
- Large south-facing rear garden, ideal for families and entertaining
- Offered to the market with no onward chain
- Spacious 23ft dual-aspect living/dining room
- Three well-proportioned bedrooms, two with built-in wardrobes
- Integral garage with driveway parking
- Conveniently located for Fleet town centre, Fleet mainline station, well-regarded schools and excellent M3 road links





Offered to the market with no onward chain, this well-presented three-bedroom detached family home occupies a sought-after position within the ever-popular Ancells Farm development. While the property would benefit from a programme of modernisation, it has been well maintained throughout, providing an excellent opportunity for buyers to update and personalise to their own taste.

The ground floor offers generous and well-balanced accommodation, centred around an impressive 23ft dual-aspect living/dining room overlooking the rear garden, creating a bright and versatile space for both everyday family life and entertaining. The separate kitchen offers scope for extension or reconfiguration (subject to the necessary planning permissions), while the entrance hall also provides access to a convenient downstairs WC. An integral garage with external access and a private driveway complete the ground floor accommodation.

Upstairs, the property features three well-proportioned bedrooms, including two comfortable doubles with built-in wardrobes, alongside a good-sized single bedroom, ideal as a child's room, home office or nursery. These are served by a family bathroom.

A particular highlight of the property is the large south-facing rear garden, enjoying a sunny aspect and offering an excellent space for children, entertaining or future landscaping. To the front, the driveway provides off-road parking and leads to the integral garage.

In good condition throughout and situated in a sought-after residential location, this property represents an excellent opportunity for families seeking a ready-to-move-into home with flexible living space and no onward chain complications.

Ancells Farm offers a range of local amenities including a convenience store, takeaway options, a public house, and well-regarded schooling nearby, making day-to-day living highly convenient. The area is also close to a number of scenic walking routes and open spaces, including Fleet Pond Nature Reserve, which provides beautiful surroundings for leisure and





outdoor activities. A further benefit of Ancells Farm is the lifelong commitment from the council to provide free school transfer to Fleet Infant and Velmead Junior providing more flexibility and conveniences for families.

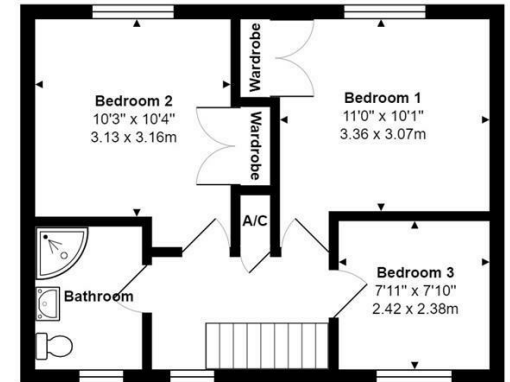
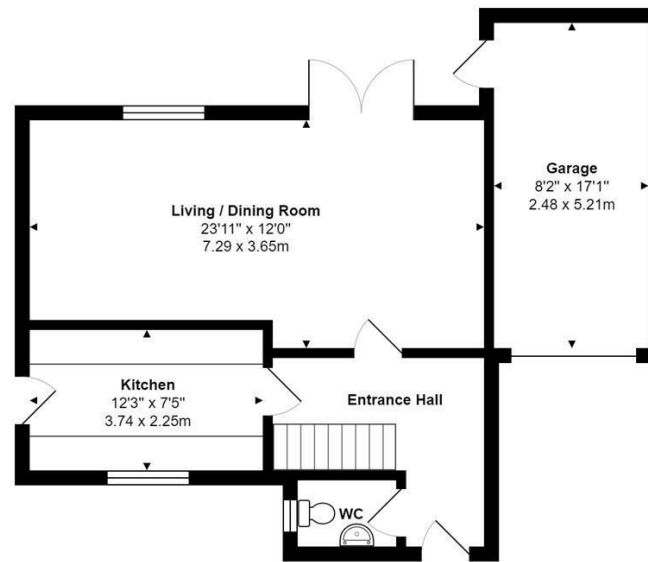
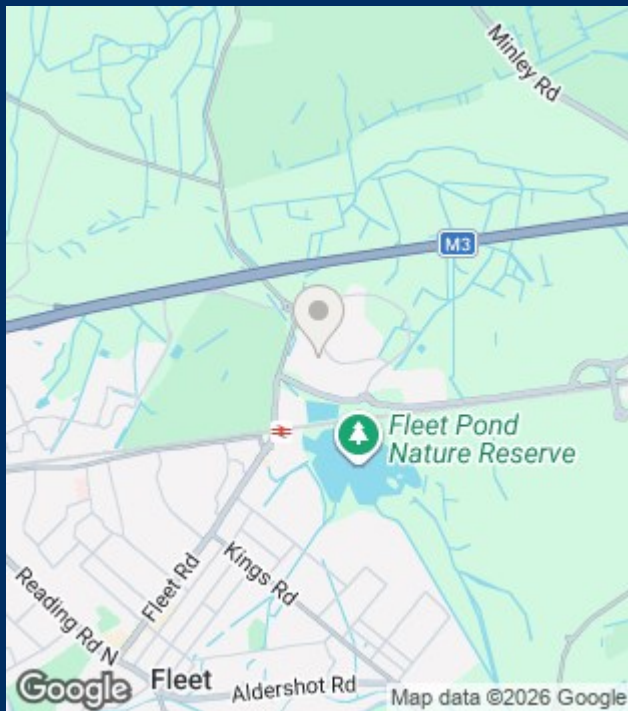
Fleet is ideally situated for access to the M3 and other major road links, along with its mainline station providing fantastic rail links to Waterloo, Basingstoke and Southampton. The local bus service also offers links to the surrounding towns of Farnborough, Aldershot and Farnham. Easy access to surrounding countryside including Fleet pond nature reserve, a notable beauty spot. In addition to the town's desirable location, contributes to why Fleet has recently been voted the best place to live in the UK by the Halifax quality of life study, and making Fleet a popular choice for families and commuters alike.

Waterfords are delighted to represent this family home, and viewings are highly recommended to truly appreciate the opportunity. Book your viewing today!

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.





Total Area: 1065 ft² ... 98.9 m²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

39 The Hart Centre
Fleet
Hampshire
GU51 3LA
01252 623333
fleet@waterfords.co.uk