



Guildford Road | | Fleet | GU51 3ES

Asking Price £685,000      Freehold

*Waterfords* W  
Residential Sales & Lettings

Guildford Road |  
Fleet | GU51 3ES  
Asking Price £685,000

Available to the market with the benefit of no onward chain, this generously sized 4-bedroom detached family home is located in the sought-after Pondtail area of Fleet. While in need of modernisation, this property offers an exciting opportunity for buyers to personalise and transform it into their ideal family home.

- Popular mature residential location.
- Three generous reception rooms and conservatory.
- Attached double garage.
- Catchment for highly rated schools.
- Potential for further extension subject to planning.
- Walking distance of Fleet pond nature reserve and train station.
- Four bedrooms with master ensuite.
- Further parking with scope for additional parking for several vehicles.
- Offered with no onward chain complications.
- In need of some modernisation

Situated in the sought-after and well-established residential area of Pondtail, this spacious four-bedroom home presents an excellent opportunity for families and those looking to personalise a



Situated in a sought-after and well-established residential area, this spacious four-bedroom home offers a fantastic opportunity for families and those looking to put their own stamp on a property.



property to their taste.

Making the most of a sunny aspect, all rooms benefit from a high degree of natural light. The study, conveniently located immediately off the entrance hall at the front of the property, is ideal for those who work from home. The sitting room is generously sized, featuring a large bay window overlooking the front garden and a charming feature fireplace. Double doors open into the dining room, which leads through to the kitchen and a separate utility room. The ground floor is further enhanced by a handy under-stairs storage cupboard and a fitted downstairs cloakroom. On the first floor, a turning staircase with a large landing window provides access to all of the bedrooms. The master bedroom, located at the front of the property, benefits from fitted wardrobes and a spacious ensuite bathroom. Along the landing are two additional double bedrooms and a single bedroom, as well as a well-appointed family bathroom.

Externally, there's an attached large single garage, with parking for 1-car with scope for further parking to be added, and a garden offering great potential for further extension, subject to planning permission.

While the home does require some modernisation, it offers an exciting opportunity to create your dream family residence in a prime Fleet location. With vacant possession, this property is ready for occupation, allowing the



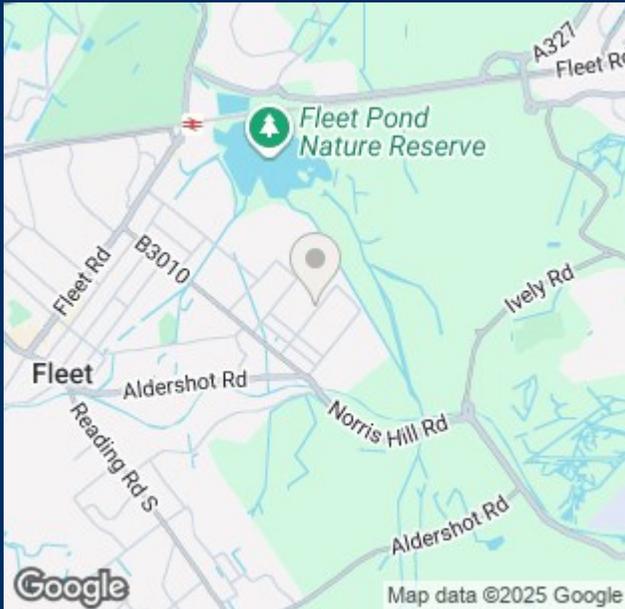
new owners to make it their own.

Situated in the ever-popular Pondtail area, this stunning home is within walking distance to Fleet town centre. The property also benefits from being close to local amenities and is within a short distance of Fleet train station and excellent local schools with the property sitting within catchment for Fleet Infants, Velmead Juniors and Calthorpe Park Schools. Fleet Pond is just a 10-minute walk from the property and with the Basingstoke Canal and Velmead Common only a 2 minute walk away, you have plenty of choice when looking for suitable walking/dog walking areas.

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: 1788 ft<sup>2</sup> ... 166.1 m<sup>2</sup>  
 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		56	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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