



Clarence Road | Fleet | GU51 3RR

Asking Price £500,000 Freehold

Waterfords 
Residential Sales & Lettings

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Fleet | GU51 3RR
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A beautifully renovated 3 bedroom semi-detached home, ideally positioned on the fringe of Fleet town centre, offering convenient access to local amenities, schools, and transport links. The property benefits from a newly fitted kitchen breakfast room and wet areas to ground and first floor.

- Recently renovated semi detached home.
- Good sized rear garden.
- 2 good sized reception rooms.
- Newly fitted and spacious Kitchen/Breakfast room.
- Good sized southerly aspect rear garden.
- Situated on the fringe of Fleet town centre and amenities.
- Outside office/Store with light and power.
- Ground floor Shower/utility room with further storage.
- Excellent storage throughout the home.
- Recently refitted carpets and hard flooring throughout the home.

Stylishly Renovated Semi-Detached Home in a Prime Fleet Location

Positioned just moments from Fleet town centre, this beautifully renovated semi-detached home offers the perfect blend of



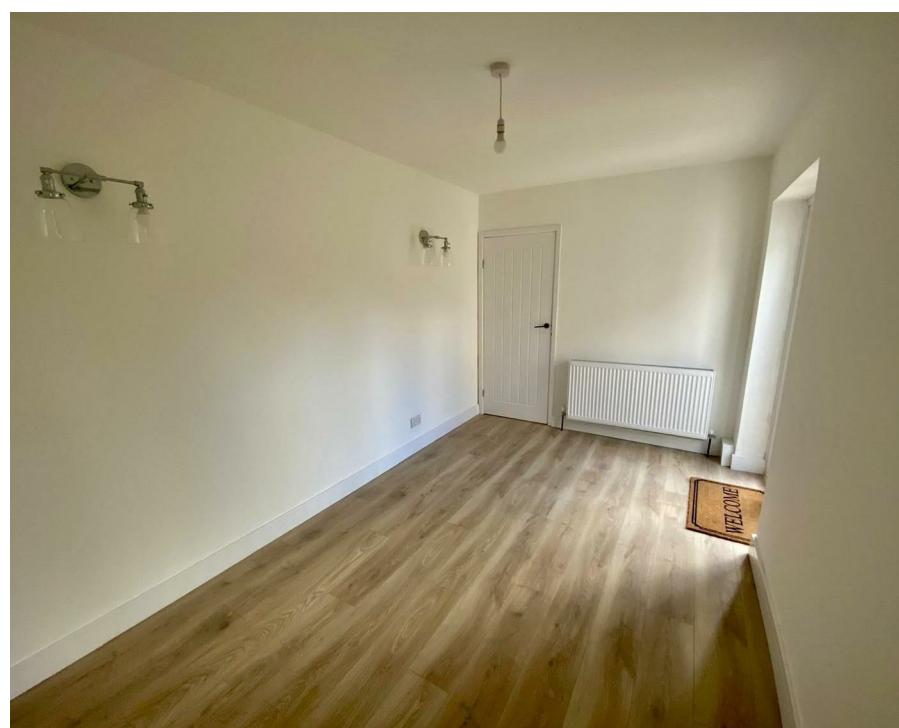
style, space, and convenience. With easy access to local amenities, highly regarded schools, and excellent transport links, this is a property that truly ticks all the boxes.

Immaculately presented throughout, the home has been thoughtfully updated to a high standard, featuring brand new carpets and sleek hard flooring that enhance its modern, light-filled interior. Two spacious reception rooms provide flexible living and entertaining options — ideal for both relaxing evenings and social gatherings.

At the heart of the home lies a generous, contemporary kitchen/breakfast room, designed for both everyday family life and effortless entertaining. A stylish ground floor shower/utility room adds further practicality, offering useful storage and laundry space.

Upstairs, the property continues to impress with well-proportioned bedrooms and smart storage solutions throughout, ensuring every inch of space is functional and well-utilised.

Step outside to discover a sizeable, sun-drenched southerly garden — perfect for al fresco dining, gardening, or simply unwinding in the sunshine. A standout feature is the versatile garden office/store, fully equipped with power





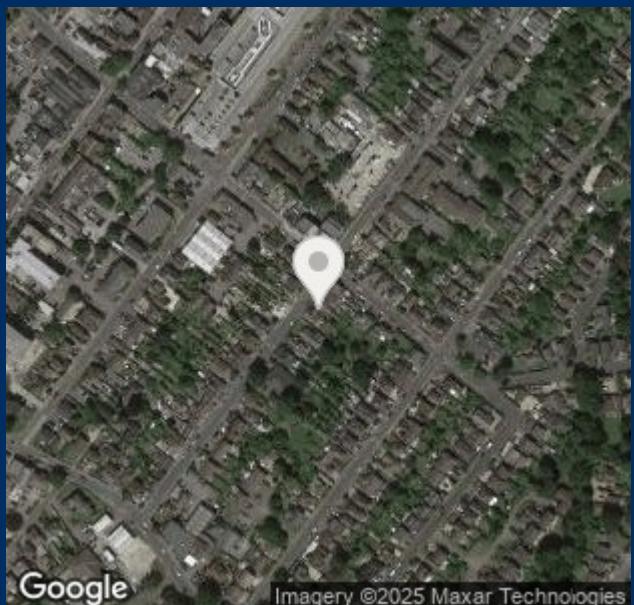
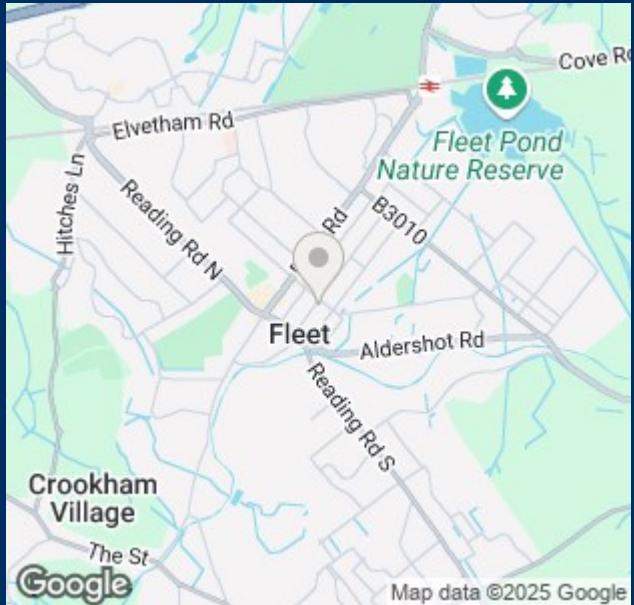
and lighting — ideal for home working, creative projects, or additional storage.

Blending character, comfort, and convenience, this exceptional home is perfectly suited to families, professionals, or anyone looking to upsize in one of Fleet's most sought-after 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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(35-54)	E		
(21-35)	F		
(1-20)	G		
Not energy efficient - higher running costs		48	
England & Wales		EU Directive 2002/91/EC	



Total Area: 1028 ft² ... 95.5 m²
All measurements are approximate and for display purposes only

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