



Kings Worthy Road | | Fleet | GU51 1AQ

Asking Price £475,000 Freehold



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****SOLD PRIOR TO MARKETING**** A rare opportunity to acquire one of Elvetham Heath's more distinctive three-bedroom semi-detached homes, occupying a generous corner plot with a west-facing garden, garage and driveway parking. Offering three bathrooms, spacious accommodation, double glazing throughout, a recently replaced boiler and hot water cylinder, and fantastic potential to modernise, this unique property is perfect for buyers looking to create their ideal family home in a highly desirable location.

- Unique three-bedroom semi-detached home in the sought-after Elvetham Heath development
- Three bathrooms, including two en-suite shower rooms
- Separate dining room and kitchen with useful larder
- New boiler and hot water cylinder installed within the last five years
- In need of modernisation, offering excellent potential to add value
- Generous corner plot with a west-facing rear garden
- Spacious 17ft living room opening into a conservatory
- Double glazed throughout
- Detached garage with driveway parking
- Close to Fleet station, highly regarded schools, local amenities and Elvetham Heath nature reserve





Sold prior to marketing! If you want similar success on your property, contact the Waterfords Fleet team now!

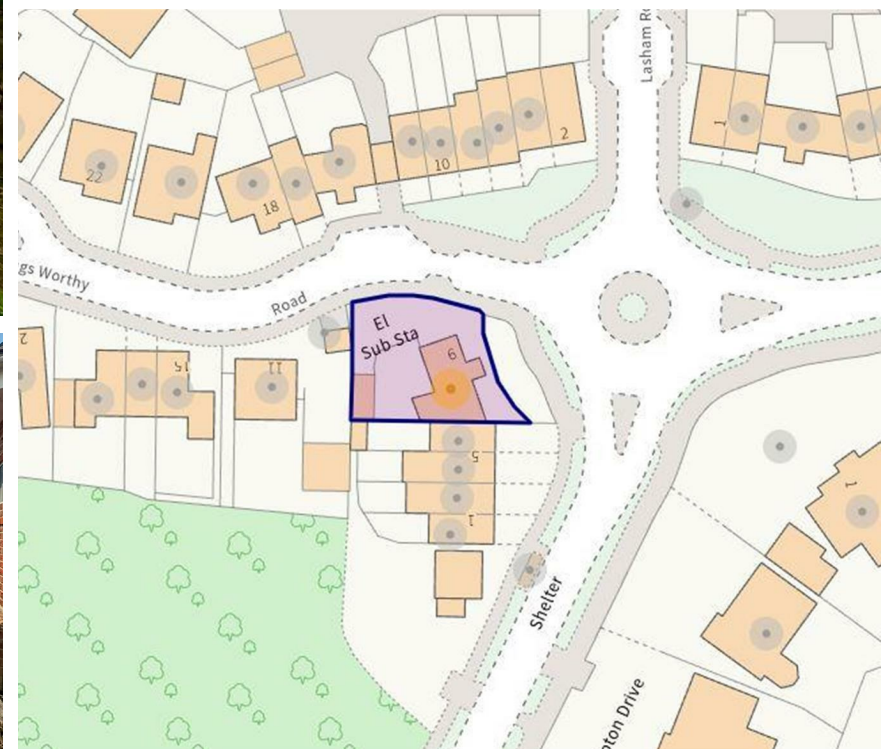
Situated on a generous corner plot within the ever-popular Elvetham Heath development, this distinctive three-bedroom semi-detached home presents an exciting opportunity for buyers looking to create a truly exceptional family home. One of the more individual house designs on the development, the property offers over 1,330 sq. ft. of well-proportioned accommodation, a west-facing rear garden, driveway parking, a garage and excellent scope for modernisation and improvement throughout.

The ground floor is thoughtfully arranged around a welcoming entrance hall with a downstairs cloakroom. To the front is a separate dining room, ideal for entertaining or family meals, while the spacious living room stretches across the rear of the property, providing an excellent reception space with direct access into the conservatory overlooking the garden. The kitchen offers a practical layout with a useful larder cupboard and side access, presenting an ideal opportunity to reconfigure or open up (subject to any necessary consents) to suit modern family living.

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Upstairs, the property continues to impress with three well-proportioned bedrooms. The principal bedroom is an exceptionally generous double and benefits from its own en-suite shower room.



Bedroom two is another spacious double, also featuring an en-suite, making it perfect for guests or older children, while bedroom three is served by the separate family bathroom. Having three bathrooms (including two en-suites) is an uncommon feature for a three-bedroom home and adds to the property's appeal.

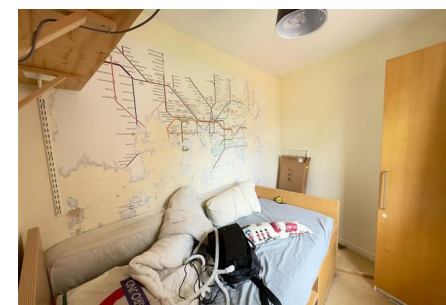
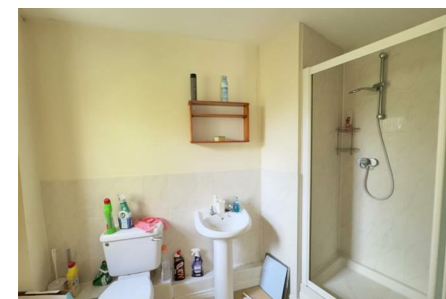
The property is fully double glazed throughout and has also benefited from the installation of a new boiler and hot water cylinder within the last five years, providing buyers with added peace of mind for these key home improvements.

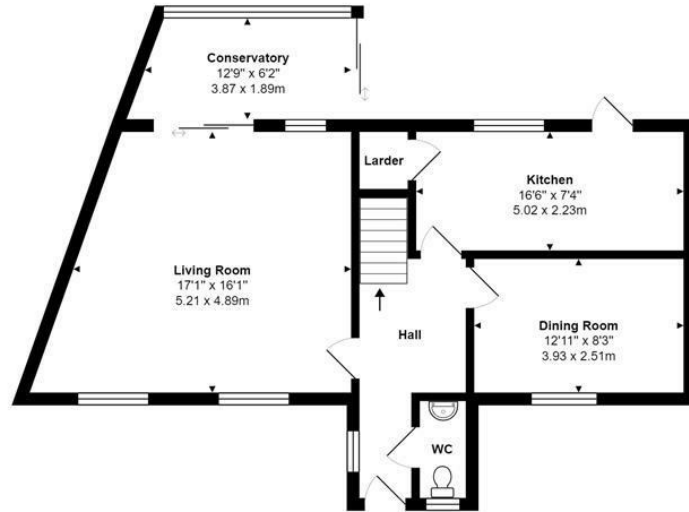
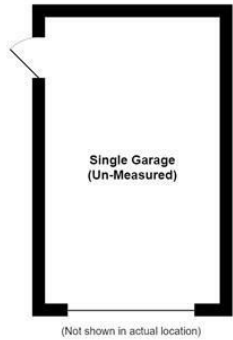
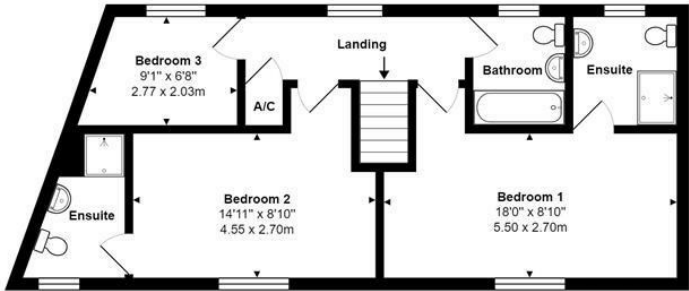
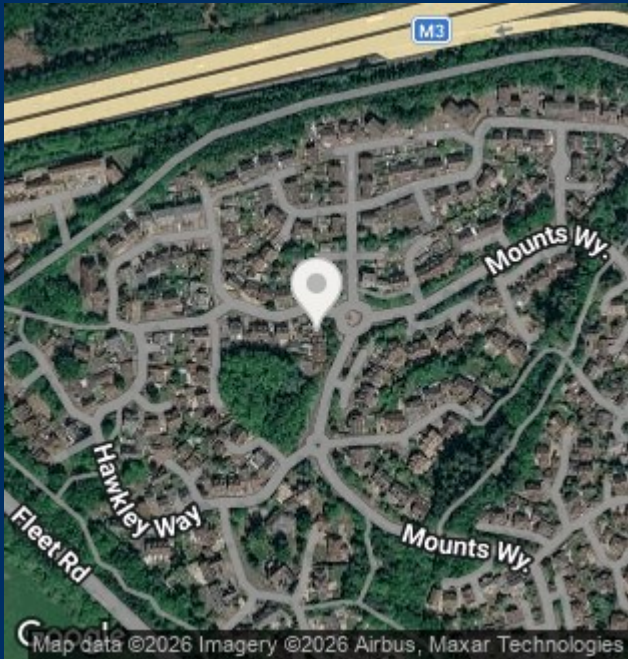
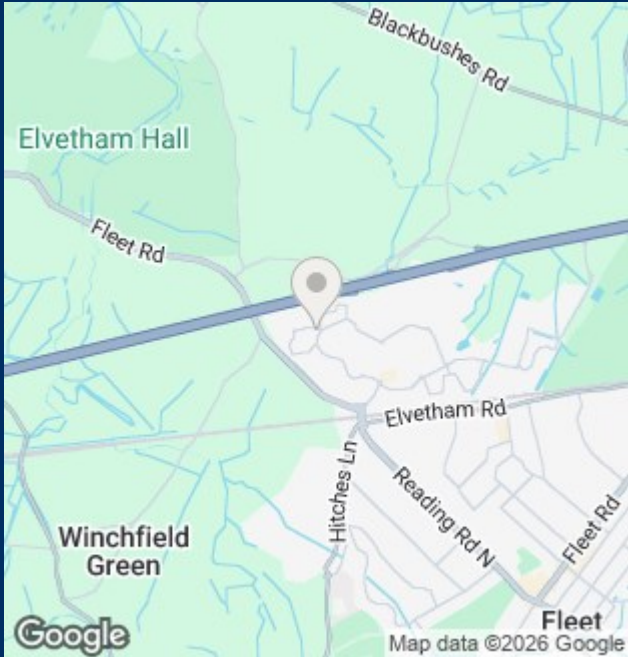
Externally, the property occupies a prominent corner position with a private west-facing rear garden, providing an ideal setting to enjoy the afternoon and evening sunshine. A driveway provides off-road parking and leads to the detached garage, offering additional storage or secure parking.

While the property would benefit from updating throughout, it offers enormous potential for a purchaser to modernise and personalise a home in one of Fleet's most sought-after residential locations. Elvetham Heath is renowned for its excellent local schools, nature reserve, supermarket, public house and community amenities, whilst Fleet town centre and the mainline railway station provide convenient access to London Waterloo, making this an ideal location for commuters and families alike.

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: 1334 ft² ... 124.0 m² (excluding garage)
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	

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