



Albert Street | | Fleet | GU51 3RL

Offers In Excess Of £425,000

Freehold

**Waterfords**   
Residential Sales & Lettings

Albert Street |  
Fleet | GU51 3RL  
Offers In Excess Of £425,000

This modern, semi-detached three-bedroom house offers a fantastic blend of contemporary living and practicality, ideally located in the heart of the town centre.

- Modern, semi-detached three-bedroom house in the heart of Fleet.
- Spacious living room and bright conservatory for additional space.
- Private garden perfect for relaxation and outdoor entertainment.
- Double glazing and gas central heating for energy efficiency.
- Excellent nearby schools: Fleet Infant School, Heatherside Primary, and Cove School.
- Stylish re-fitted kitchen ideal for family living.
- Family bathroom, cloakroom, and ample storage throughout.
- Garage and off-road parking space for convenience.
- Close to local amenities, shops, cafes, and restaurants.
- Great transport links: Fleet Train Station (direct to London Waterloo) and easy access to the M3 motorway.

## Property Description

This modern, semi-detached three-bedroom house offers a fantastic blend of contemporary living and practicality, ideally located in the heart of the town centre. The property boasts a stylishly re-fitted kitchen, perfect for modern family life, along with a spacious





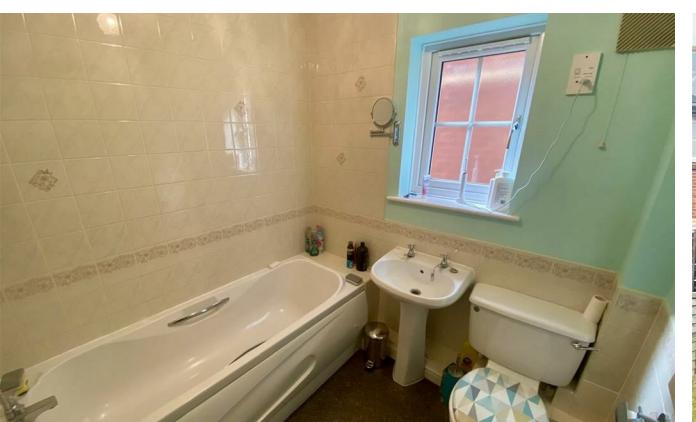
living room and a bright conservatory providing additional living space. The property also includes a family bathroom, cloakroom, and ample storage throughout.

Externally, you'll find a private garden, ideal for relaxation and outdoor entertainment, as well as a garage and a parking space, offering convenient off-road parking. The house benefits from double glazing and gas central heating, ensuring comfort and energy efficiency.

This home presents a great opportunity for family living, being within easy reach of local amenities, schools, and transport links. Fleet is a sought-after town with a welcoming community and a variety of local services and conveniences. The bustling town centre is just a short walk away, offering a wide range of shops, cafes, restaurants, and leisure facilities, making it an ideal location for those seeking a balance between convenience and tranquillity.

For families, there are several highly regarded schools nearby, including Fleet Infant School, Heatherside Primary School, and Cove School, all providing excellent educational options. Additionally, the property is situated close to Fleet Pond Nature Reserve, offering scenic walks, birdwatching, and outdoor activities.

Transport connections are superb, with Fleet Train Station just a short distance away, providing direct services to London Waterloo in under an hour—ideal for commuters. The A323 and M3 motorway are also easily accessible, providing convenient road links to other towns and cities. For those who enjoy exploring further afield, the beautiful countryside and nearby



towns like Farnborough and Camberley are within easy reach.

Don't miss the chance to make this charming property your own in a highly desirable and well-connected area!

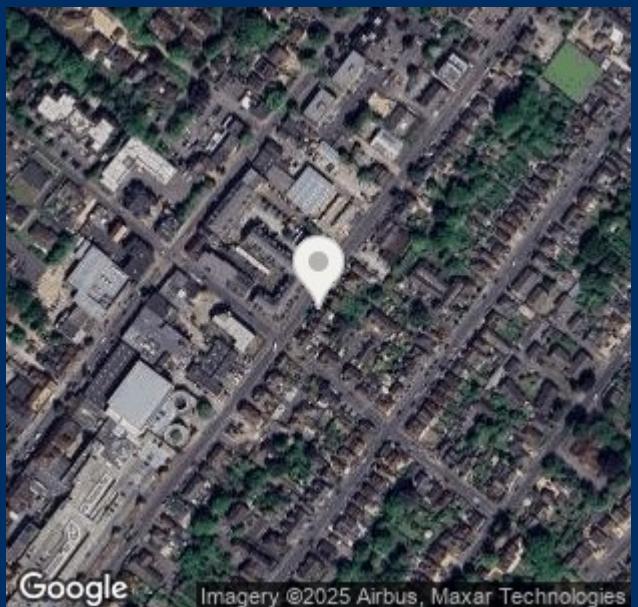
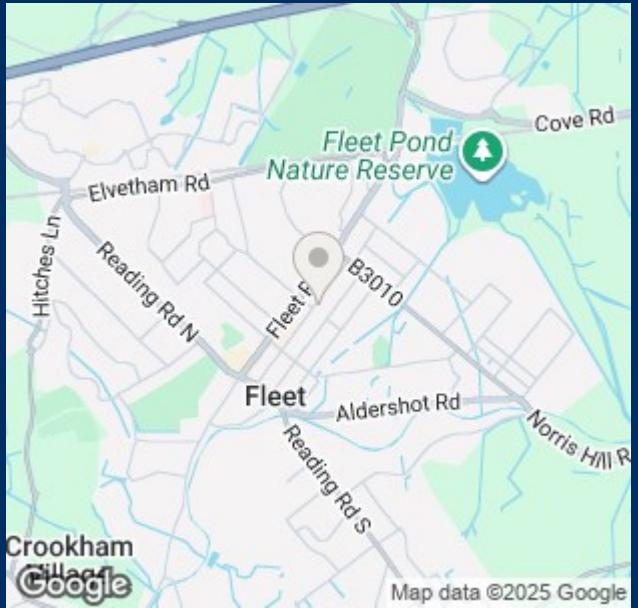
Waterfords are delighted to represent this lovely family home, and viewings are highly recommended to truly appreciate the potential of this home and surrounding areas.

Disclaimer: This Information has been obtained and provided by the Property Owner

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 . 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		83
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(31-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: 981 ft<sup>2</sup> ... 91.2 m<sup>2</sup>

All measurements are approximate and for display purposes only

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