



Guernsey Drive | | Fleet | GU51 2TG

Asking Price £625,000      Freehold

*Waterford* W  
Residential Sales & Lettings

Guernsey Drive |  
Fleet | GU51 2TG  
Asking Price £625,000

A well-presented four-bedroom, two-bathroom detached family home, offered with no onward chain. The property features a spacious living room leading to a conservatory, separate dining room, kitchen/breakfast room, and a versatile playroom, along with an integral garage. Upstairs offers four good-sized bedrooms, including a principal with ensuite, and a family bathroom. Ideally suited for family living, with a private rear garden and driveway parking.

- Four-bedroom detached family home
- Spacious living room opening to conservatory
- Kitchen/breakfast room with ample space
- Principal bedroom with ensuite shower room
- Family bathroom and ground floor WC
- Offered with no onward chain
- Separate dining room ideal for entertaining
- Versatile playroom/home office
- Three further well-proportioned bedrooms
- Integral garage with driveway parking and private rear garden

Offered to the market with no onward chain, this well-presented four-bedroom detached family home provides





spacious and versatile accommodation arranged over two floors, ideal for modern family living.

Upon entering, you are welcomed by a central entrance hall with access to a convenient ground floor WC. The ground floor offers a well-balanced layout, featuring a generous living room that opens into a bright conservatory overlooking the rear garden—perfect for both relaxing and entertaining. A separate dining room connects seamlessly to the kitchen/breakfast room, creating a practical flow for everyday use and hosting. The kitchen itself provides ample worktop and storage space, with room for casual dining. In addition, a separate playroom offers flexibility as a home office, snug, or family room. An integral garage completes the ground floor accommodation.



Upstairs, the property boasts four well-proportioned bedrooms. The principal bedroom benefits from its own ensuite shower room, while the remaining bedrooms are served by a modern family bathroom. The layout is thoughtfully designed around a central landing, ensuring a comfortable sense of space and privacy for all occupants.



Externally, the home enjoys a private rear garden, ideal for outdoor entertaining or family use, while to the front there is driveway parking alongside access 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.





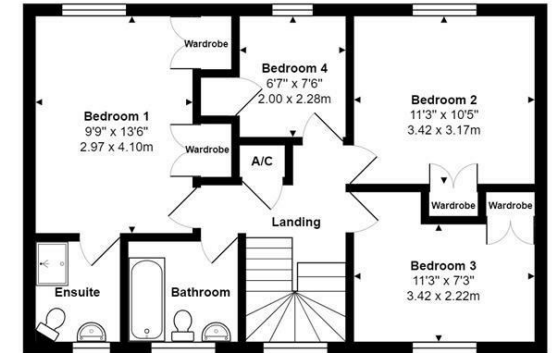
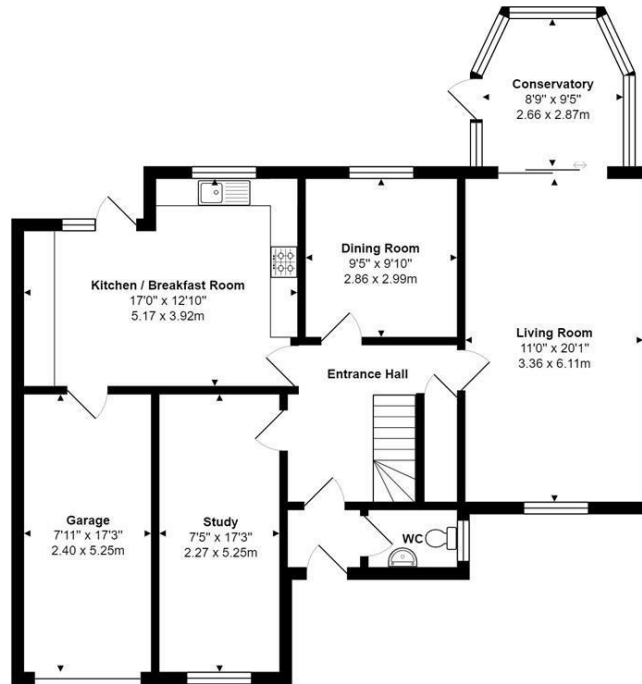
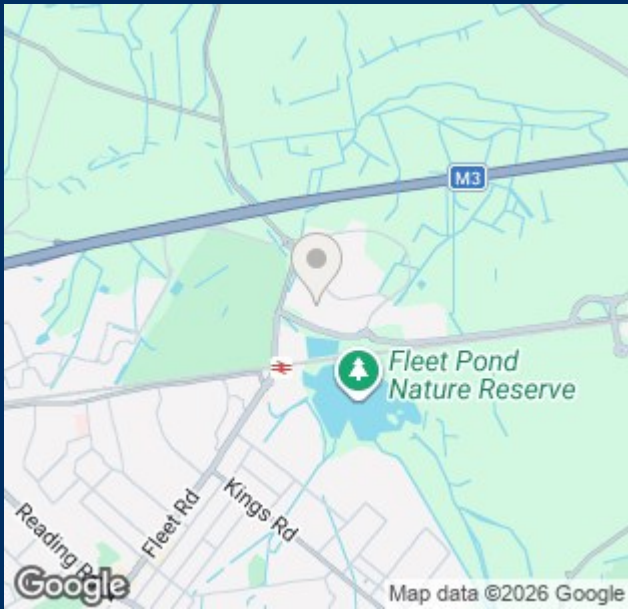
Fleet is ideally situated for access to the M3 and other major road links, along with its mainline station providing fantastic rail links to Waterloo, Basingstoke and Southampton. The local bus service also offers links to the surrounding towns of Farnborough, Aldershot and Farnham. Easy access to surrounding 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: 1663 ft<sup>2</sup> ... 154.5 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		68	81
(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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