



30 Wood Lane, Fleet
Fleet

McCarthy
Holden 

Guide Price £725,000



30 Wood Lane

Fleet

A well-presented four bedroom detached bungalow with permission to extend into the loft. Situated in a popular residential area, the property is ideally located for Fleet town centre.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- No Chain
- Two Bathrooms
- Close To Fleet Town Centre and Fleet Nature Reserve
- Driveway Parking
- Southerly Facing Garden
- Three Bedrooms





The Property

A well-presented three-bedroom detached bungalow situated in the highly sought-after Pondtail area of Fleet, conveniently located close to the town centre, mainline railway station, and the picturesque Fleet Pond Nature Reserve.

Accommodation

The property is entered via an attractive entrance porch leading into a welcoming hallway.

The spacious front-aspect living room features a bay window and a wood-burning stove, creating a warm and inviting atmosphere. Double doors open into a cosy snug, which benefits from bi-fold doors overlooking and providing access to the rear garden.

The kitchen is fitted with a range of eye-level and base units and includes an oven and space for free standing appliances. This leads through to a bright and airy dining room with two sets of doors opening directly onto the garden, making it ideal for family living and entertaining.

There are three generous double bedrooms, all well-proportioned. The principal bedroom benefits from fitted wardrobes and an en-suite shower room. A family bathroom serves the remaining bedrooms.

Outside

To the front, a block-paved driveway provides off-road parking for several vehicles.

The attractive south-facing rear garden enjoys a good degree of privacy and is predominantly laid to lawn. A patio area immediately behind the property offers excellent outdoor seating and entertaining space. The garden also features raised beds, mature planting, and a covered outdoor bar area, perfect for social gatherings throughout the year.

Location

Fleet is a popular Hampshire town offering excellent commuter links by both rail and road. Regular services from Fleet railway station provide direct access to London Waterloo station in approximately 43 minutes. The town is also conveniently situated near Junction 4A of the M3 motorway, providing easy access to the M25 motorway and the wider motorway network.

Fleet town centre offers a comprehensive range of shopping, leisure, restaurant, café, healthcare, and educational facilities, making it an attractive location for families and commuters alike.





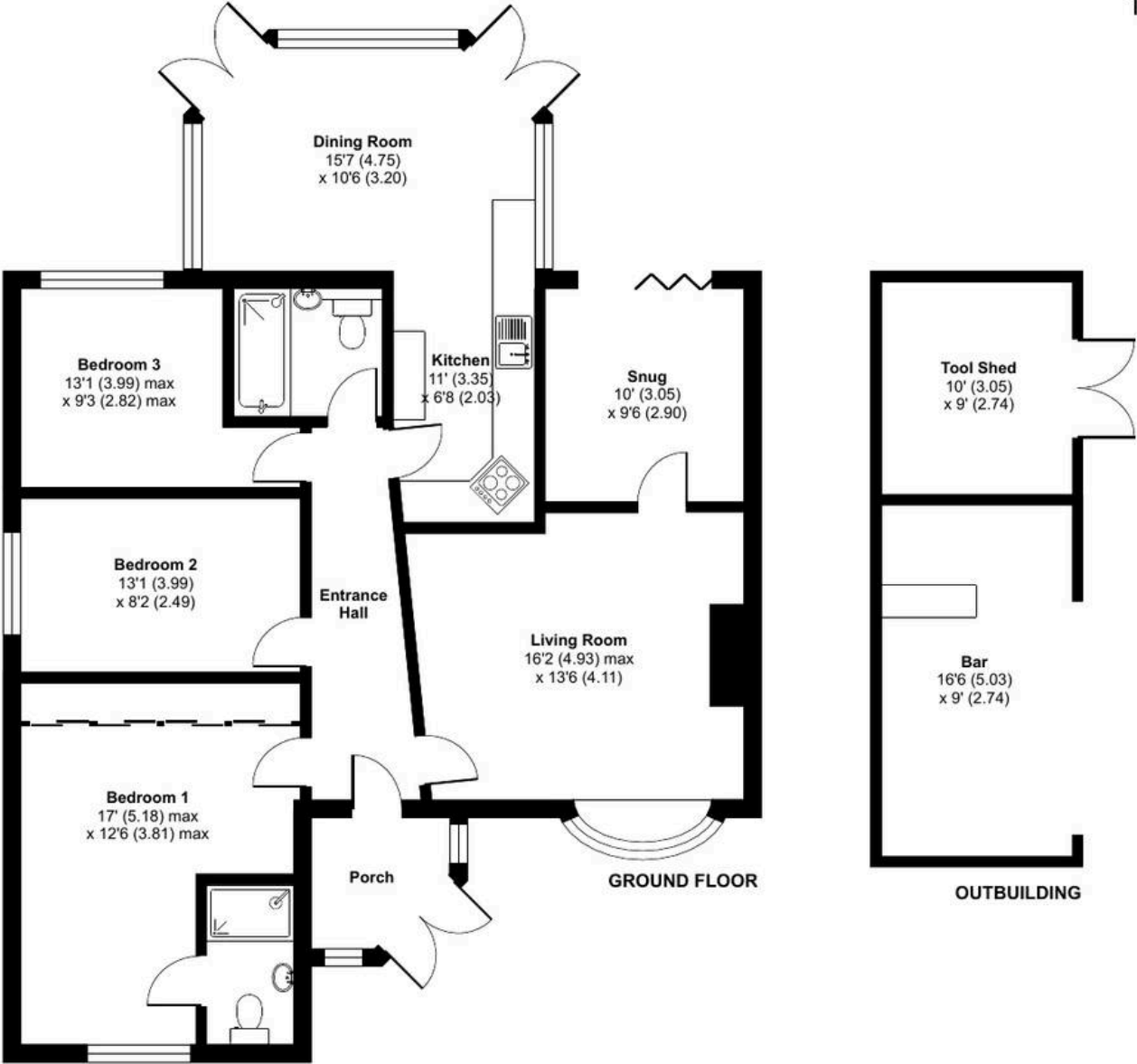
Wood Lane, Fleet, GU51

Approximate Area = 1184 sq ft / 110 sq m

Outbuilding = 243 sq ft / 22.6 sq m

Total = 1427 sq ft / 132.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2022. Produced for McCarthy Holden. REF: 907400





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