



Labram
Holmes
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Durnsford Avenue, Fleet, GU52 7TA

Offers Over £550,000

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Located in a popular residential road and within easy walking distance of sought after local schools and Fleet's Town centre stands this spacious extended family home.

Through the front door a spacious entrance hall leads to the open plan kitchen/dining room, utility room, bedroom 4/family room and stairs rise to the first floor. The Kitchen area has been refitted in recent years and features a range of eye and base level units, integrated appliances and a central island. The room is open plan to the dining area which can easily accommodate a large table and chairs so an ideal entertaining area. Double doors lead into the spacious living room which features high ceilings and bi-fold doors out to the rear garden. The utility room has a range of storage cupboards a WC and wash basin. Bedroom 4/family room is split over two floors so an ideal area for family who want their own space, a further room can be found to the rear which currently is a second utility room but could be converted to an en suite so has annexe potential. To the first floor you will find three double bedrooms which share the use of a family bathroom with shower and a separate WC.

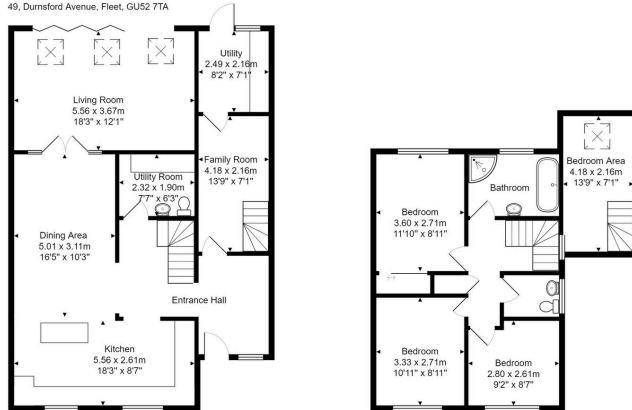
Externally, the front the property offers ample driveway parking for multiple vehicles. The rear garden offers a patio, area of lawn, second seating area, space for a shed and mature borders, all enclosed by panel fencing.

The location is ideal for Fleet's Town Centre and popular schools such as Heatherside and Courtmoor. Fleet is a major town within Hart district and has a great community feel with many local events organised by its local committee including its food festival, Saturday market, carnival, fireworks and many sports events. Its traditional Victorian high street boasts a fantastic selection of bars, restaurants and shops including the Hart shopping centre. Hart leisure centre is also an excellent aspect of Fleet, offering a wide range of facilities and home to many local sports and clubs.

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 (42 minutes fastest), Basingstoke and Southampton. The local Buzz bus service also offers links to the surrounding towns of

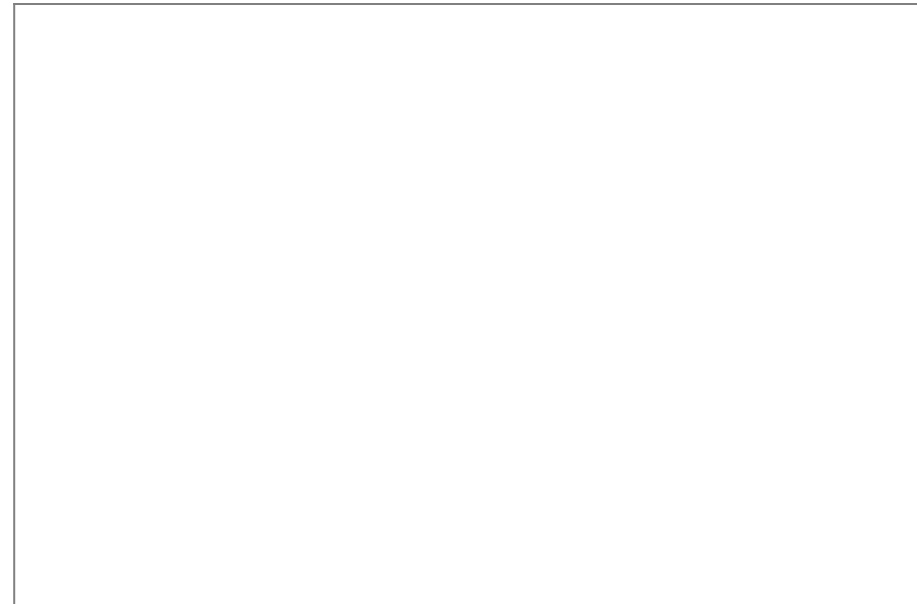


49, Durnsford Avenue, Fleet, GU52 7TA



Total Area: 140.1 m² ... 1508 ft²
All measurements are approximate and for display purposes only

- Over 1500 sqft Of Living Space
- Three Reception Rooms
- Established Rear Garden
- Excellent School Catchments
- 4 Bedrooms
- Fitted Kitchen
- Off Road Parking
- Walking Distance To Fleet Town



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