



WESTOVER ROAD, GU51

**KIER CHARLES**

SURREY • BERKSHIRE • HANTS

## WESTOVER ROAD, GU51

An extended and modernised detached family home positioned in a quiet location in the highly sought after Pondtail area.

The ground floor has been extended and re-configured offering a living room, study, w.c and a re-fitted kitchen/dining room with patio doors leading to the garden.

To the first floor there are four spacious bedrooms, family bathroom and a further shower room.

To the front there is ample parking for several vehicles and garage. The private and secluded rear garden has been landscaped to create a large patio a perfect spot for summer entertaining, a lawn with raised a shrub border.

The property is situated within the catchment for several highly regarded schools and is a stones throw from acres of woodland, the canal and Fleet Pond.

Fleet offers a range of shops and excellent Schools whilst being an excellent location to Commute to London (train 43 mins to Waterloo, M3 & M4 close by)

To fully appreciate the space, location and condition of this lovely home a personal tour with Kier Charles is highly recommended.

- **SOUGHT AFTER LOCATION**
- **FOUR BEDROOMS**
- **TWO BATHROOMS**
- **WALKING DISTANCE OF FLEET TRAIN STATION**
- **CLOSE TO WOODLAND AND FLEET POND**
- **EXTENDED AND MODERNISED**
- **CLOSE TO LOCAL SCHOOLS**
- **PRIVATE SECLUDED GARDENS**
- **GARAGE & DRIVEWAY**

### PROPERTY INFORMATION

Postcode | **GU51 3DE**  
Tenure | **Freehold**  
Price | **£800,000**  
Viewing | **By appointment with Kier Charles**

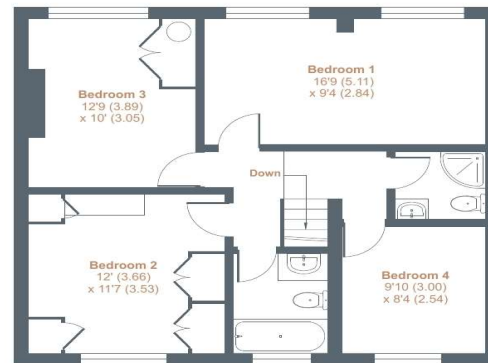




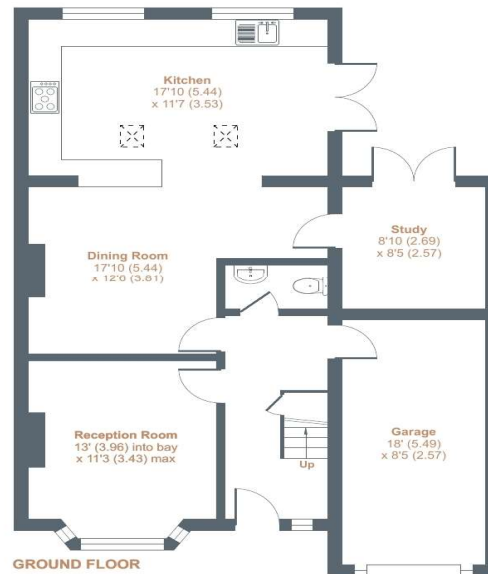
# Westover Road, Fleet, GU51

Approximate External Area = 1808 sq ft / 167.9 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Kier Charles Property Services Limited. REF: 989371

KIER CHARLES  
PROPERTY SERVICES

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