



63 Turgis Road, Fleet

Fleet

McCarthy  
Holden

Guide Price £475,000



## 63 Turgis Road

Fleet

Well-presented three-bedroom home on Elvetham Heath. Features kitchen/diner, conservatory, ensuite, garage, parking, low-maintenance garden. Close to schools, amenities, and transport links.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: TBC



McCarthy  
Holden



## The Property

A well-presented three-bedroom family home, situated on the favourable Elvetham Heath development, close to local amenities and schools.

### Ground Floor

The ground floor features a welcoming entrance hall with stairs to the first floor, and a convenient cloakroom. A fitted kitchen/diner with a range of wall and base units, work surfaces and integrated cooking facilities, while the spacious living room provides an excellent principal reception space with ample room for entertaining which leads on to a wonderful bright and airy conservatory with doors to the garden. The ground also benefits from a utility room accessed from the kitchen and benefiting from a door to the rear garden.

### First Floor

On the first floor, the property offers three bedrooms. Bedroom one is a comfortable principal bedroom with built-in storage and ensuite facilities, while bedrooms two and three provide flexible accommodation for children, guests or home working. The floor is completed by a family bathroom fitted with a bath, wash hand basin and WC.

### Outside

The garden is a **private, enclosed and low-maintenance outdoor space**, with a paved seating area creating plenty of room for outdoor dining and entertaining. The rest is predominantly laid to lawn with an area of mixed stock and shrub borders.

To the rear of the property is a single garage with parking in front and allocated space to the side behind the rear garden.

### Location

Fleet has excellent commuter links by both rail and road. There are regular trains to London Waterloo taking around 43 minutes and the town is located off Junction 4a of the M3 motorway which links to the M25. Fleet town centre offers comprehensive shopping and leisure facilities, schools for all age groups, churches of various denominations and various health care services. Towns such as Basingstoke, Guildford and Reading are all within 20 miles whilst the historic market town of Farnham and the picturesque villages of Hartley Wintney and Odiham are a short drive away. Heathrow Airport is about 28 miles and Farnborough Airport is about 5 miles distant. Private aircraft facilities are also available at Blackbushe Airport (about 5 miles).

- Elvetham Heath Development

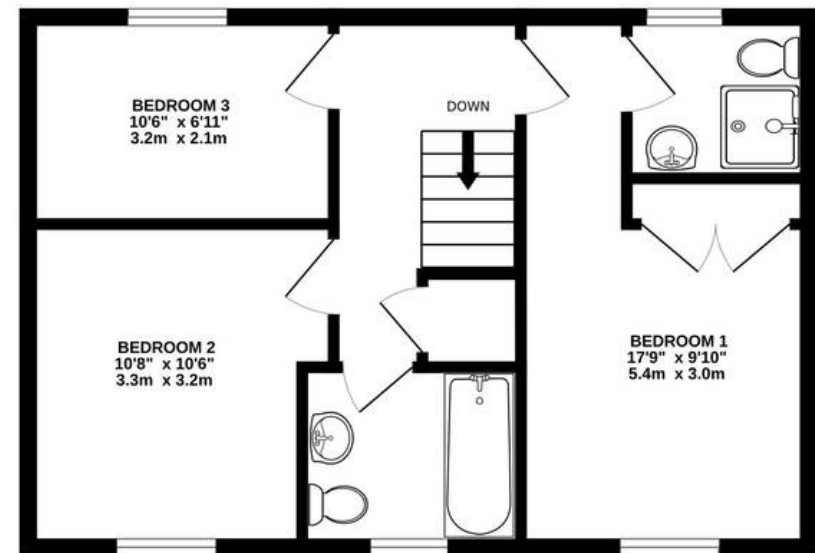




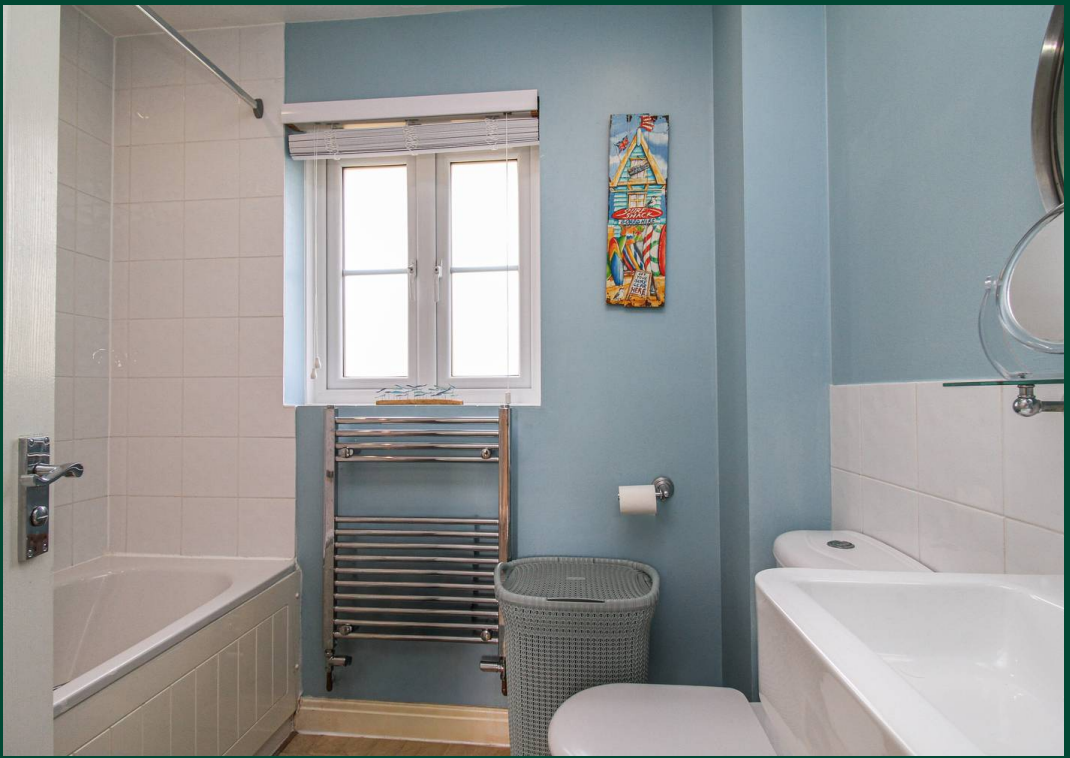
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2026





## McCarthy Holden Fleet

McCarthy Holden Estate Agents, 110 Fleet Road - GU51 4PA

01252 620640 • [fleet@mccarthyholden.co.uk](mailto:fleet@mccarthyholden.co.uk) • [www.mccarthyholden.co.uk/](http://www.mccarthyholden.co.uk/)

These particulars are provided in good faith under the Consumer Protection from Unfair Trading Regulations 2008 and are for guidance only. They do not form part of any contract. No survey has been carried out, and services or fittings have not been tested.

Photos and floor plans are illustrative; items shown may not be included. Buyers/tenants must verify all details. Fixtures & Fittings: Excluded unless specifically stated.