



**Selbon**

Residential sales & lettings

Kingfishers, Fleet,  
Hampshire, GU51 5BS  
Offers over £650,000 Freehold



**01252 979300**  
Selbonproperty.co.uk

- Detached Family Home
- Three Double Bedrooms
- Kitchen/Breakfast Room
- Balcony to Bedroom One
- Enclosed Rear Garden
- Edenbrook Development
- Living Room & Family Room
- Bedroom One With Dressing Room & En-Suite
- Family Bathroom
- Driveway Parking & Garage

Selbon Estate Agents are delighted to offer this beautiful and contemporary detached family home built by Berkeley Homes to their 'Shaw' design, circa 2013 on the popular Edenbrook development.

The property offers excellent open plan living accommodation and boasts around 1300Sq.Ft. over three floors. The Edenbrook development is surrounded by 82 acres of nature reserve and is within close proximity to local amenities and Hart Leisure Centre.

The home is accessed via a path leading to a covered entrance with the front door opening into a hallway with a utility/storage cupboard, stairs to the first floor, and a downstairs cloakroom.

The open plan living space includes; living room with French doors to the garden, kitchen/breakfast room and a family room.

The kitchen is fitted with a range of eye and base level cupboard and drawer units. Inset sink with mixer tap, built-in appliances include: double oven, hob with extractor over and a dishwasher. Space and plumbing for a washing machine.

The first floor landing has stairs leading to the second floor and a door leading to the main bedroom which boasts a walk-in dressing room, en-suite four piece bathroom and French doors to a balcony.

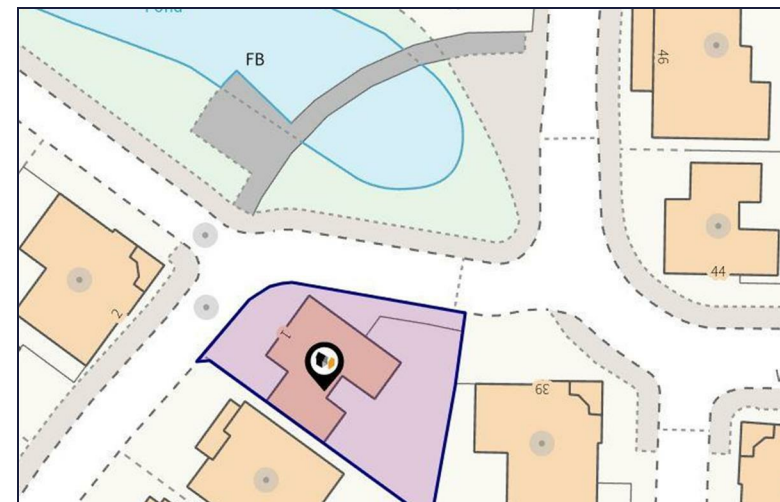
The second floor landing has a cupboard housing the boiler and doors leading to two double bedrooms and a family bathroom.

Externally the rear garden is predominately laid to lawn with a patio area immediately to the rear of the property.

To the front is driveway parking which leads to a single garage with up and over door.

The property further benefits from under floor heating to the ground floor, radiator heating to the first & second floor and double glazed windows.

We are advised that there is an annual service charge of £280.36 for the Edenbrook development.

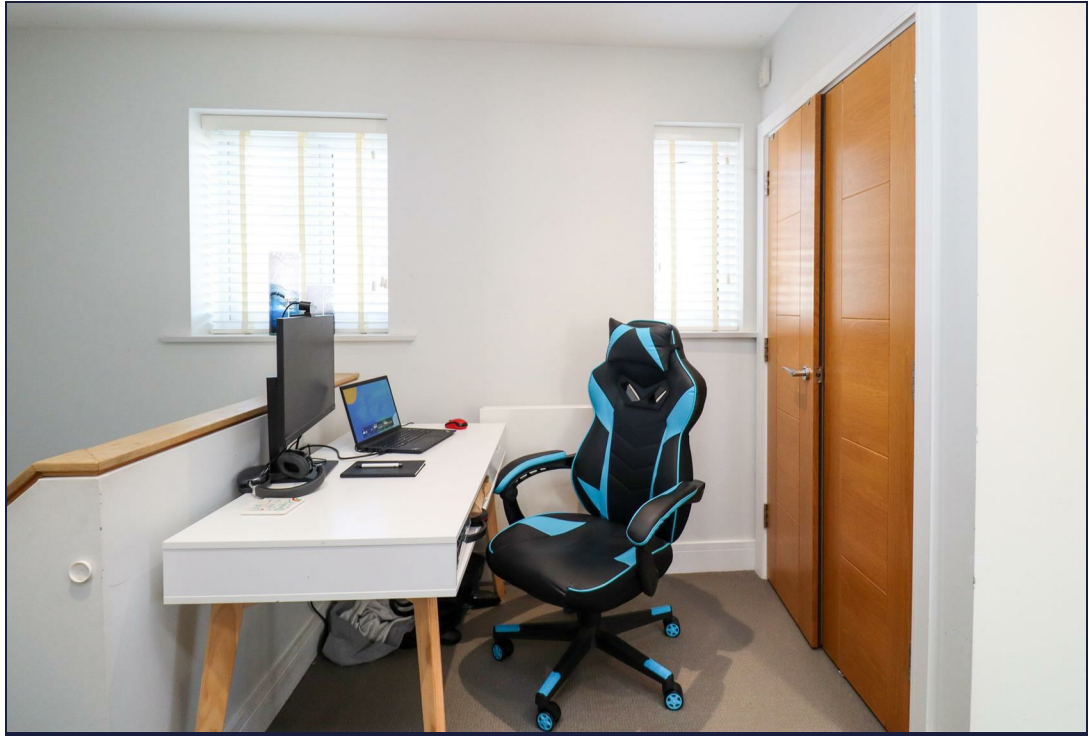








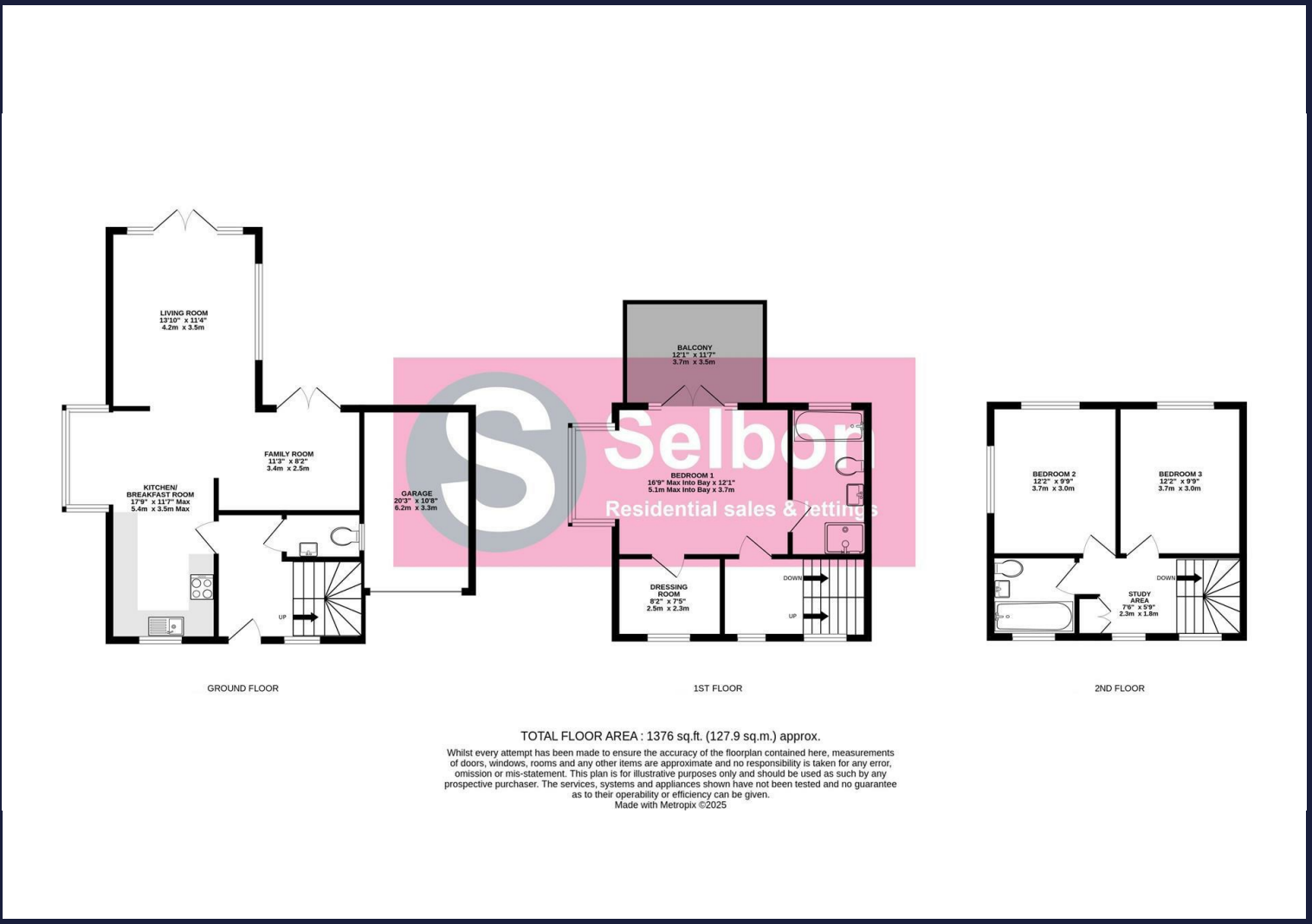








Floor Plans

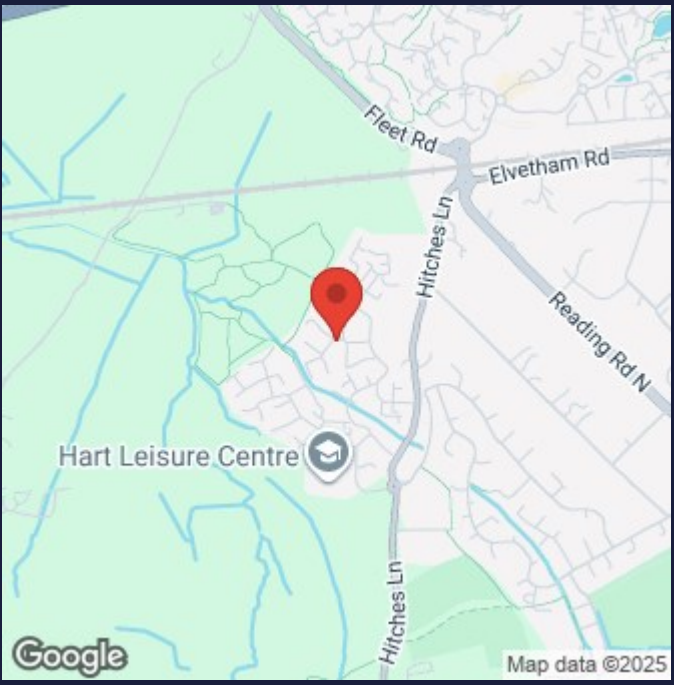


Viewing

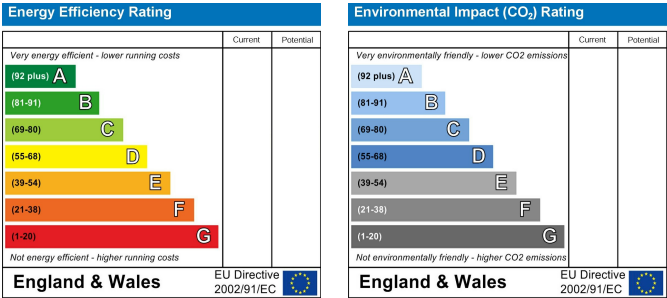
For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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Area Map



Energy Performance Graph



Council Tax Band: F