



Selbon

Residential sales & lettings

East Hundreds, Fleet,
Hampshire, GU51 1HN

Offers in excess of £575,000 Freehold



01252 979300

Selbonproperty.co.uk

- Detached Family Home
- Re-Fitted Family Bathroom
- Fitted Kitchen
- Driveway Parking & Garage
- Close to Local Amenities
- Four Bedrooms (Bed 1 With En-Suite)
- Living Room, Dining Room & Garden Room
- Entrance Hallway & Cloakroom
- Southerly Facing Rear Garden
- Elvetham Heath Development

Selbon Estate Agents are delighted to offer to the market this four bedroom detached family home, ideally located on the popular Elvetham Heath development. This particular design features extra windows allowing an abundance of natural light to flow throughout the home.

The property enjoys a corner position on the East Hundreds phase which was built by Charles Church in 2003.

On entering the property you are welcomed into a reception hallway with stairs to the first floor with storage cupboard below. The principle accommodation includes; kitchen, living room, dining room, garden room and a cloakroom.

The kitchen comprises; eye and base level cupboard and drawer units under a roll top work surface. Inset sink with mixer tap, built-in oven, hob with extractor over, dishwasher, fridge and freezer.

The open plan living space is fantastic for families. The dining room opens to the garden room with sky light windows and French doors which lead to the rear garden.

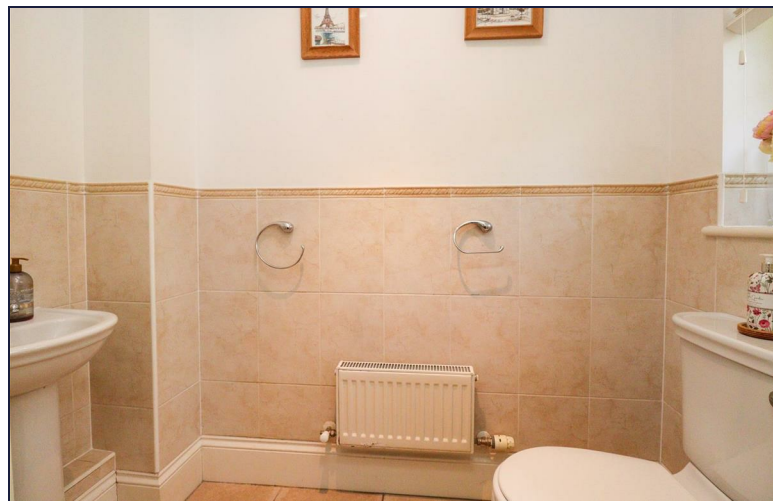
To the first floor are four bedrooms and a re-fitted family bathroom. Bedroom one also benefits from built-in wardrobes and a re-fitted en-suite shower room. Both bedroom 2 and 3 feature dual aspect windows.

Externally the Southerly facing walled rear garden is predominately laid to lawn with patio area immediately to the rear of the property. A gate leads to the driveway parking area.

There is also a garage and access at the side of the property which leads to the front.

Elvetham Heath is conveniently located with facilities including; Morrison's supermarket, pub, church, school and local nature reserve offering pleasant walking and cycle routes.

There is easy access to Fleet town centre with an array of shops, pubs and restaurants with Fleet mainline railway station (Waterloo line) also within walking distance. There are excellent transport links including the M3 & M4 motorways as well as the A30 & A3.











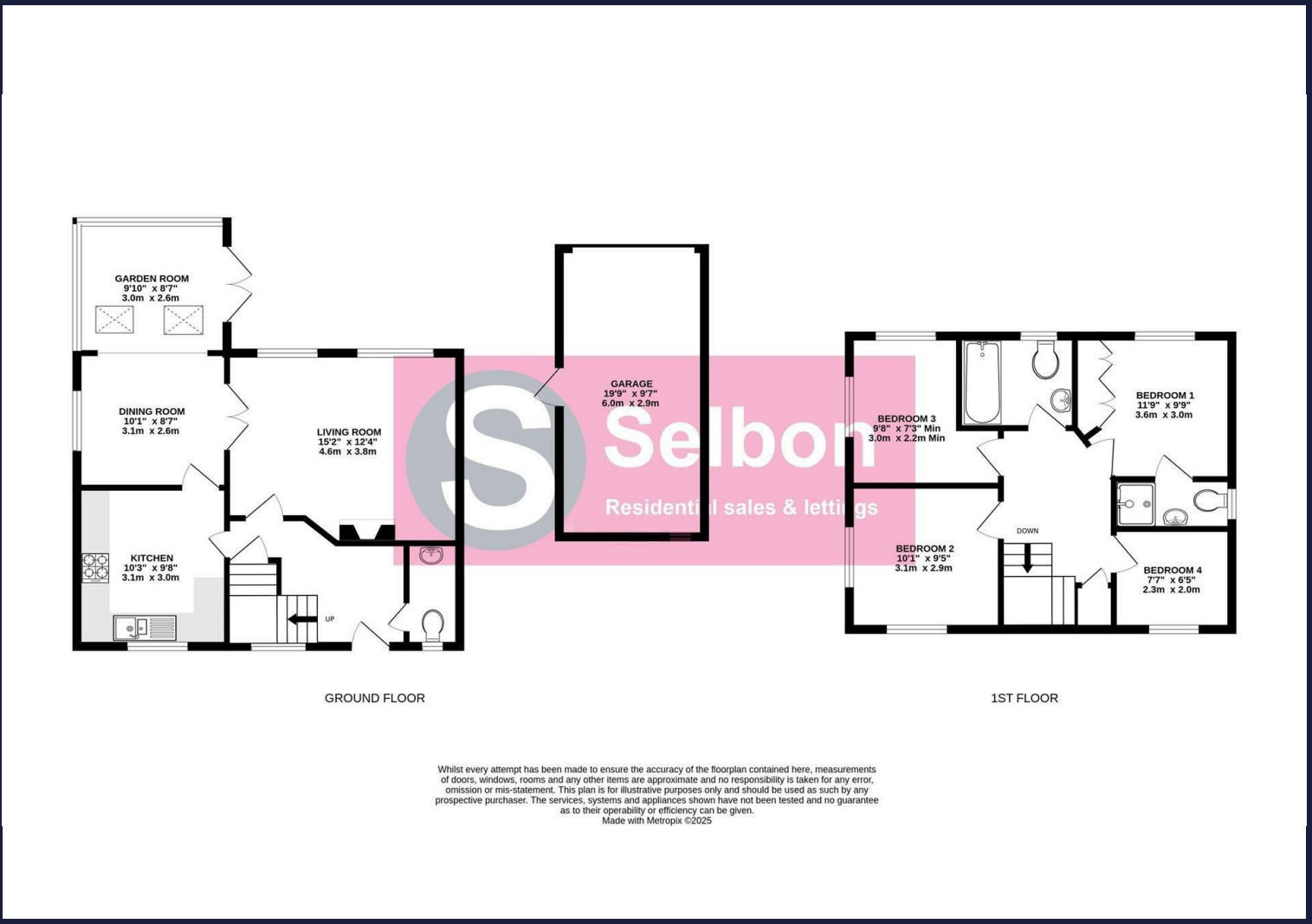








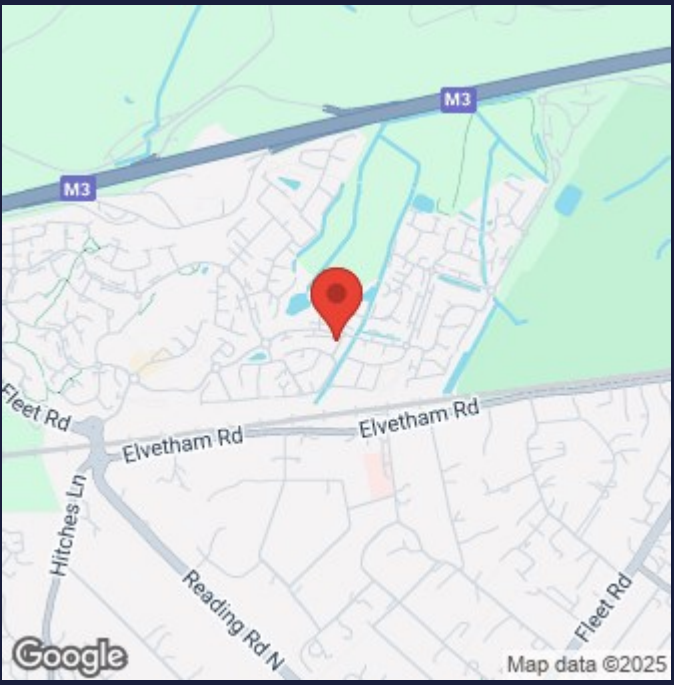
Floor Plans



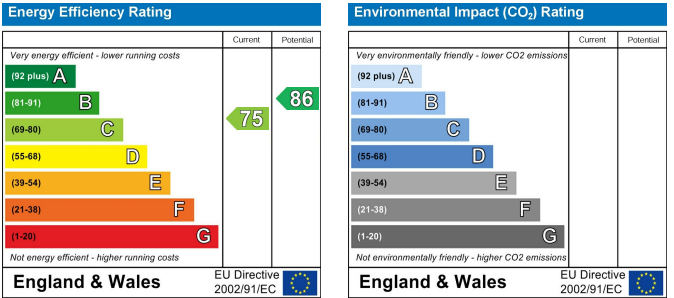
Viewing

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

Area Map



Energy Performance Graph



Council Tax Band: E

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