



**Selbon**

Residential sales & lettings

Albert Street, Fleet,  
Hampshire, GU51 3RL  
Guide price £600,000 Freehold

4 bedrooms 2 bathrooms 3 reception areas E

**01252 979300**  
Selbonproperty.co.uk



- Edwardian Character Property
- Four Bedrooms & Two Bathrooms
- Sitting Room & Dining Room
- Approx. 100ft. Rear Garden
- 0.7 Miles to Fleet Train Station
- Town Centre Location
- Kitchen/Breakfast Room
- Conservatory, Study/Play Room & Cloakroom
- Garden Studio/Office Room
- Close to Local Schools

Selbon Estate Agents are delighted to offer to the market this charming semi-detached Edwardian property which offers a delightful blend of character and modern living arranged over three floors.

The property has been extended and boasts an impressive three reception rooms, providing ample space for both relaxation and entertaining. The high ceilings and feature fireplaces throughout the home enhance its period charm, creating a warm and inviting atmosphere.

The property comprises four well-proportioned bedrooms, ensuring plenty of room for family or guests. Two bathrooms cater to the needs of a busy household, while the kitchen/breakfast room serves as a perfect hub for culinary creativity and casual dining. The front aspect sitting room boasts a bay window and feature fireplace, a dedicated study/play room offers a quiet space for work or the kids, a conservatory and a separate dining room complete the ground floor accommodation.

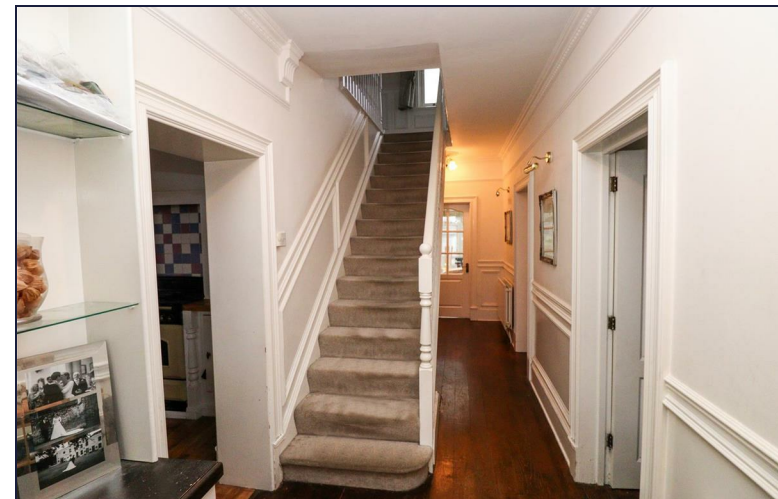
Step outside to discover a lovely garden studio, which can be used for various purposes, whether as a creative space, a gym, office or simply a tranquil retreat. The rear garden measures approximately 100ft. in length by 60ft. in width to the widest point. Being predominately laid to lawn with vast decked area immediately to the rear of the property.

To the front there is driveway parking for 2/3 vehicles, with further space to the side of the property if required.

The current school catchment areas include: Fleet Infant school, Velmead Junior school and Calthorpe Secondary school.

Fleet town centre is a stones throw away with its shopping & leisure facilities, bars, restaurants and coffee shops. For the commuter the property is 0.7 mile distance from Fleet train station with trains to London Waterloo in under 40 minutes.

For those that like the outdoors there is also easy access to walking, running and cycling routes including the Basingstoke Canal, Caesars Camp, Velmead Woods, Basingbourne Woods and Fleet Pond, to name a few.























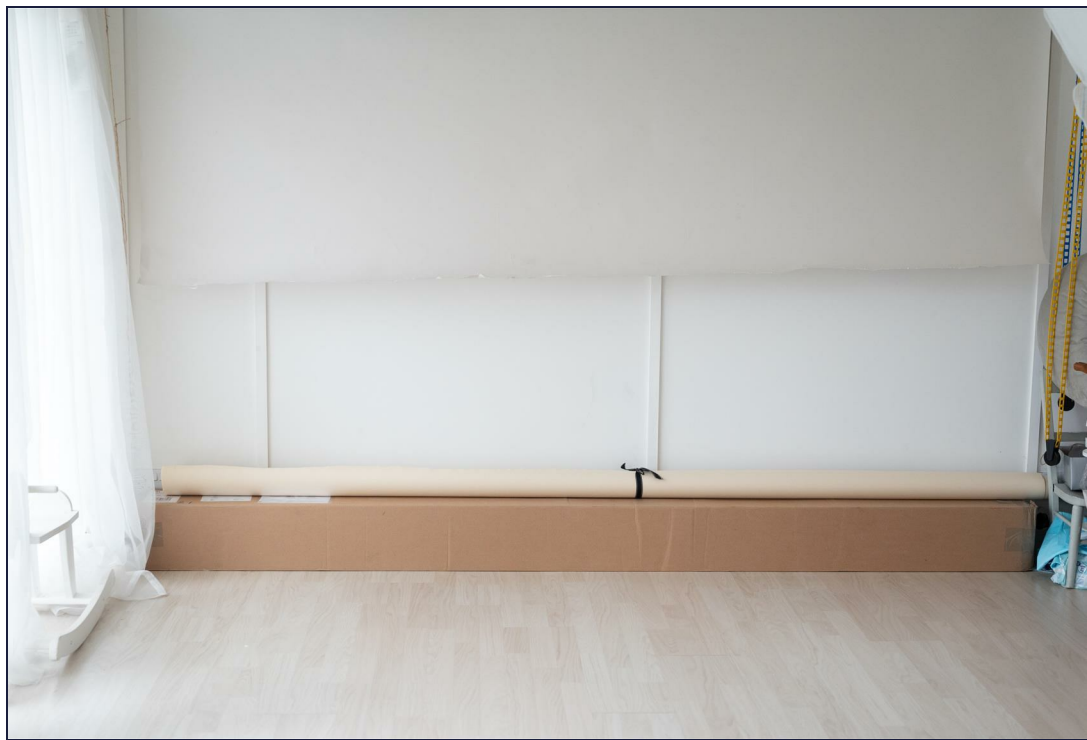






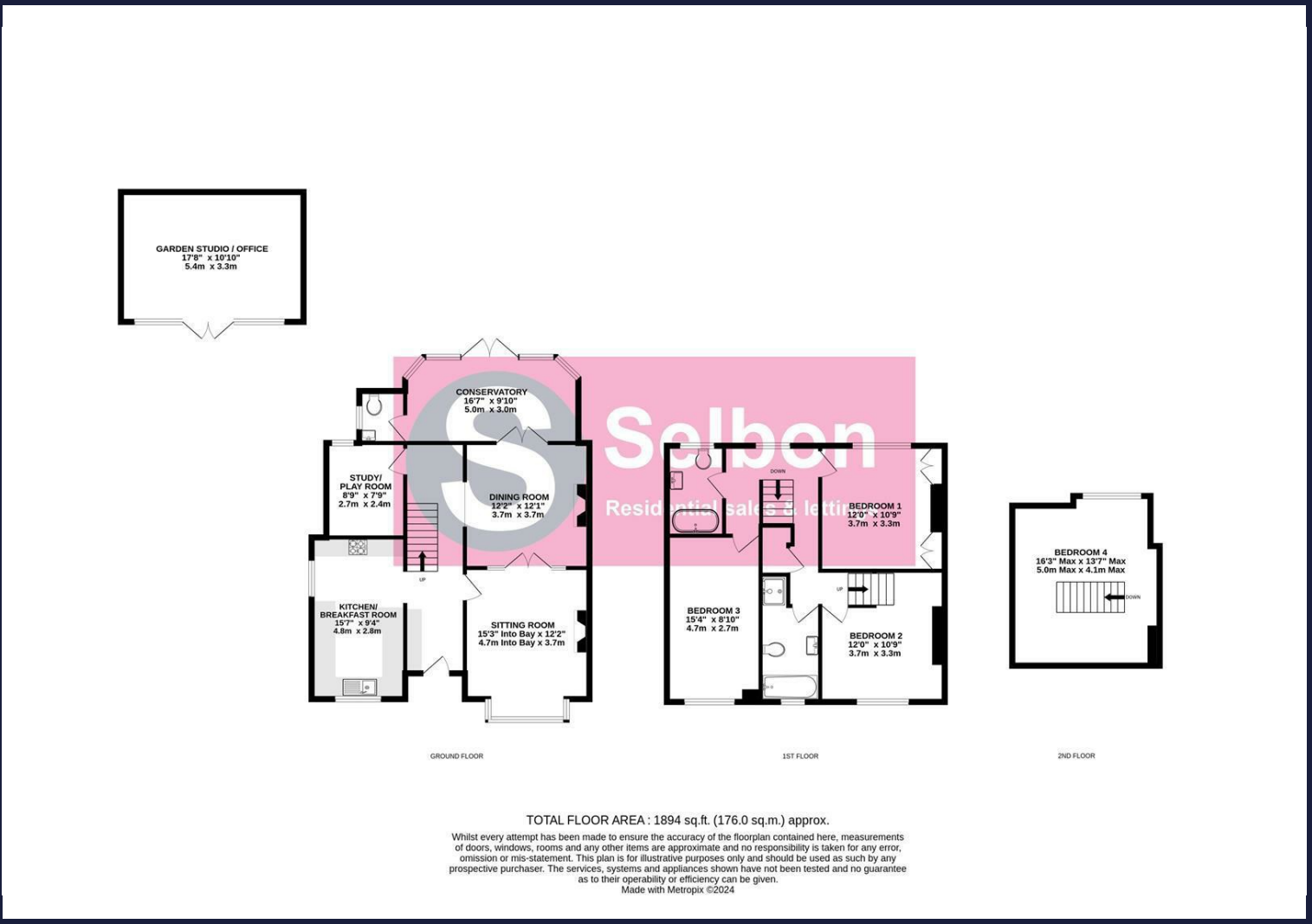




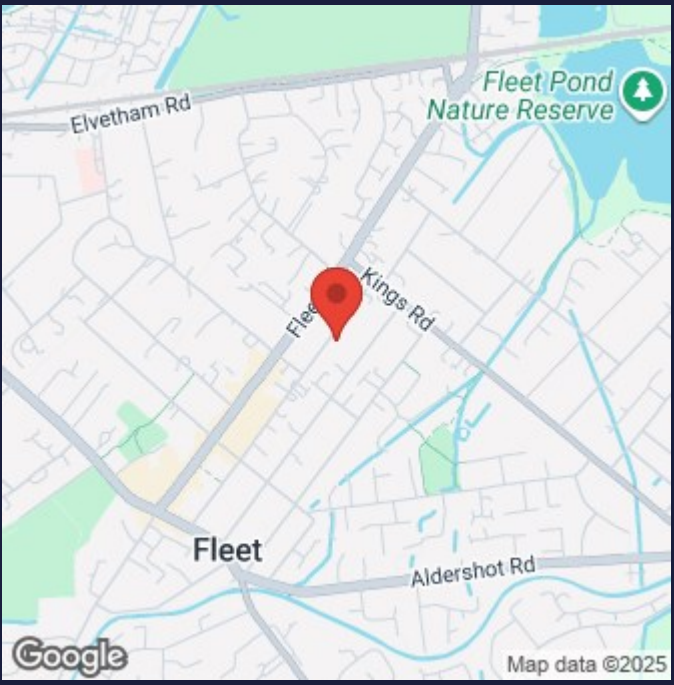




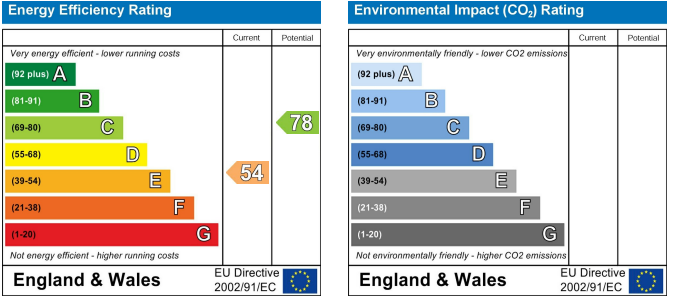
Floor Plans



Area Map



Energy Performance Graph



Viewing

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

Council Tax Band: D

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