



Selbon

Residential sales & lettings

Folly Close, Fleet,
Hampshire, GU52 7LN
Offers over £550,000 Freehold



01252 979300
Selbonproperty.co.uk

- Detached Family Home
- Open Plan Living Accommodation
- Fitted Kitchen With Granite Work Surfaces
- Mature Corner Postion
- Under 1 Mile Distant to Fleet Town Centre
- Four Bedrooms
- Living Room & Dining Room
- Family Bathroom & Cloakroom
- Close to Local Schools
- No Onward Chain

Selbon Estate Agents are delighted to offer to the market this four bedroom detached family home, ideally situated in this non-estate location in Fleet, close to local schools.

The property is offered for sale with no onward chain complications and is located under 1 mile distant from Fleet town centre.

The property is conveniently located for , Fleet Infants, Velmead Junior school, Heatherside schools and Courtmoor Secondary school. Fleet town centre is a short distance away as well as Velmead woods. Fleet mainline train station is approximately 1.7 miles distant with trains to London Waterloo in around 40 minutes.

On entering the property you are welcomed into an open plan reception hallway with stairs to the first floor and door to the cloakroom. From the hallway is the spacious living room which in turn leads to a dining area and the kitchen.

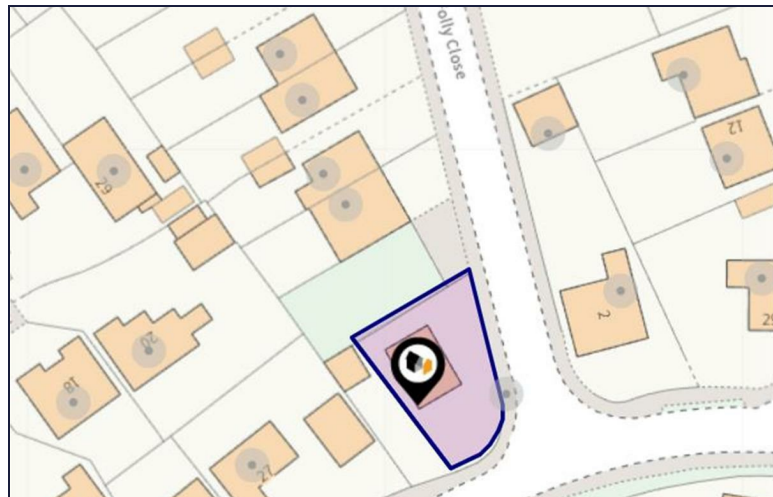
The kitchen comprises; eye and base level cupboard and drawer units with Granite work surfaces. Inset sink with mixer tap, built-in appliances include; double oven and hob with extractor over.

French doors from the dining room lead to the garden as well as a door in the kitchen which leads to the side of the property.

To the first floor are four bedrooms and a family bathroom with white suite. Bedroom one and two benefit from built-in wardrobes.

Externally given its corner position the gardens wrap around all corners of the property. The garden is predominately laid to lawn with mature planting. Various areas provide entertaining space including a decked area with pergola.

There is right of access to the rear of the property and a gate which does lead to parking if required. However on street parking is available adjacent to the property.





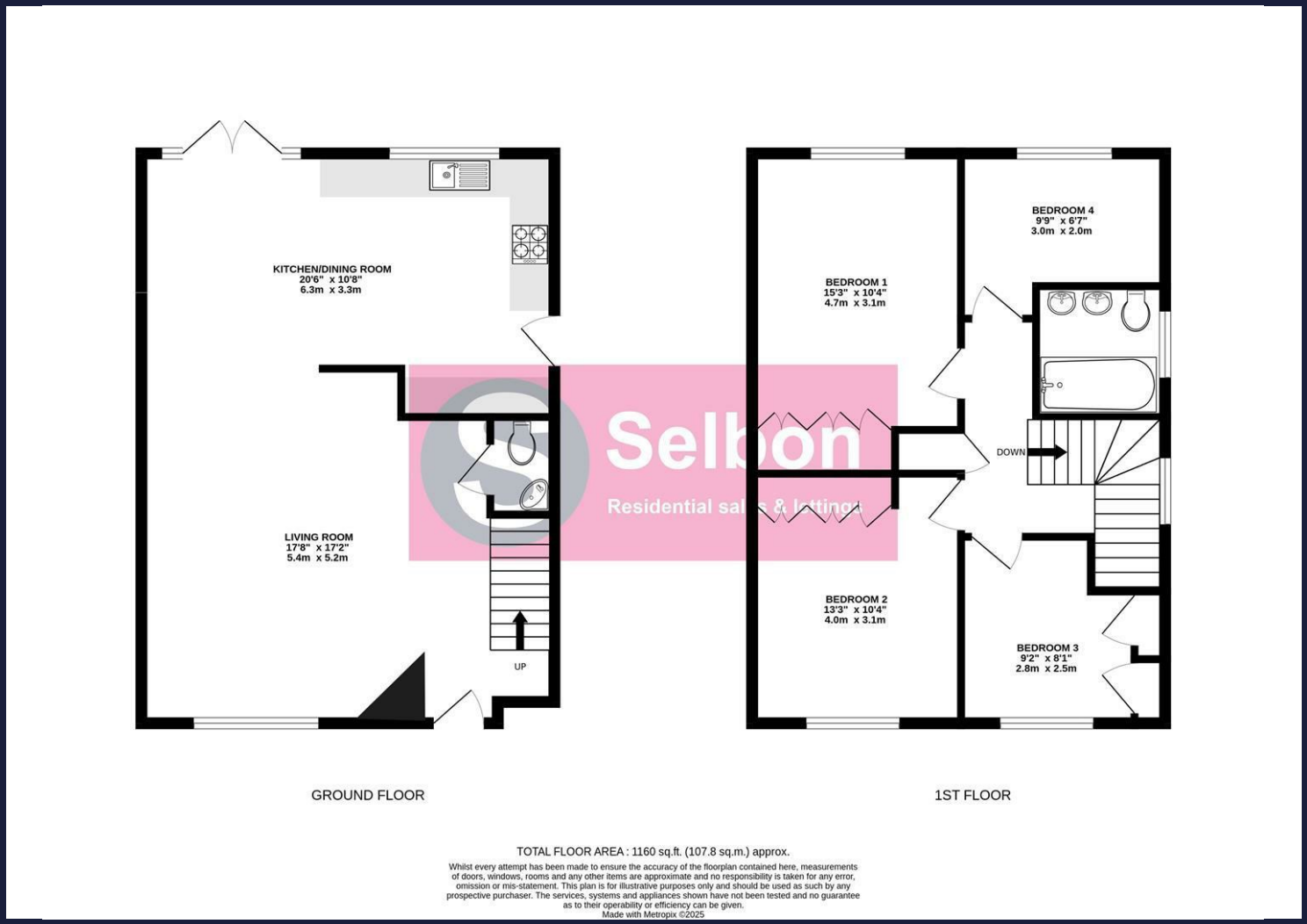




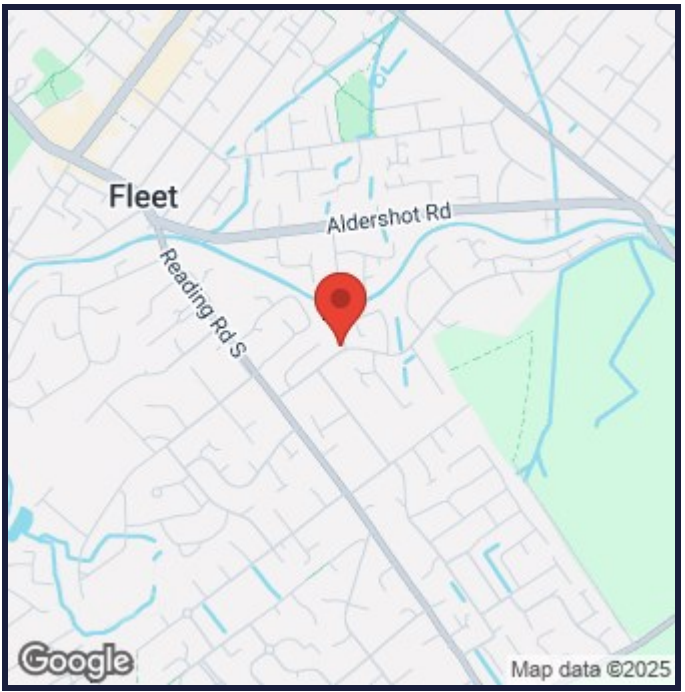




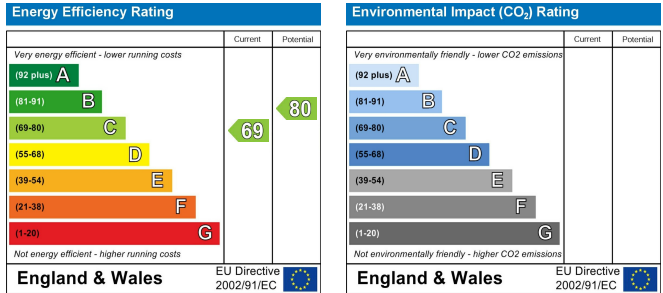
Floor Plans



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

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Council Tax Band: F