



**Selbon**

Residential sales & lettings

Frere Avenue, Fleet,  
Hampshire, GU51 5AW

Guide price £685,000 Freehold



**01252 979300**  
Selbonproperty.co.uk

- Sought After Location
- Driveway Parking
- Two Reception Rooms
- Kitchen/Breakfast Room
- Spacious and Flexible Accommodation
- Scope to Extend STPP
- Garage
- Two Bathrooms
- Generous Plot
- Close to Local Schools & Amenities

Selbon Estate Agents are delighted to offer to the market this four-bedroom detached chalet bungalow which is situated within a non-estate location in Fleet. Benefits to this property include a garden which measures in excess of 100ft, ample driveway parking leading to a single garage, kitchen/breakfast room, two reception rooms and scope to extend STPP.

Accommodation comprises of a generous entrance hall which sets the scene for exploring this property. The kitchen/breakfast room offers a range of integrated appliances as well as space for free standing appliances and plenty of storage. At the front of the property, you have the light and airy living room and the spacious dining room which offers a beautiful bay window and access to the first floor. Both ground floor bedrooms sit at the rear of the property with the main bedroom offering en-suite shower facilities and a useful utility room. The ground floor accommodation is finished with the main bathroom which offers a sink, toilet and bath.

On the first floor you have two generous bedrooms overlooking the rear garden. Both bedrooms offer ample storage with scope to create an additional bathroom.

The charming, enclosed garden is mainly laid to lawn with well-established flowers, shrubs, and trees throughout. The garden offers a high degree of privacy, with a spacious patio area ideal for al fresco dining. At the rear of the garden, there is a small, wooded area with several outbuildings providing ample storage and a gate giving access to a footpath, from which the Basingstoke Canal is a short walk away.

At the front of the property, you have ample driveway parking leading to the single garage.

The property is located within close proximity to the local schools and a short walk away from Fleet town centre with an array of shops, bars, and restaurants. Fleet mainline railway station is only 1.5 miles, and a short drive gives you access to the M3.













## Floor Plans

GROUND FLOOR  
1042 sq.ft. (96.8 sq.m.) approx.

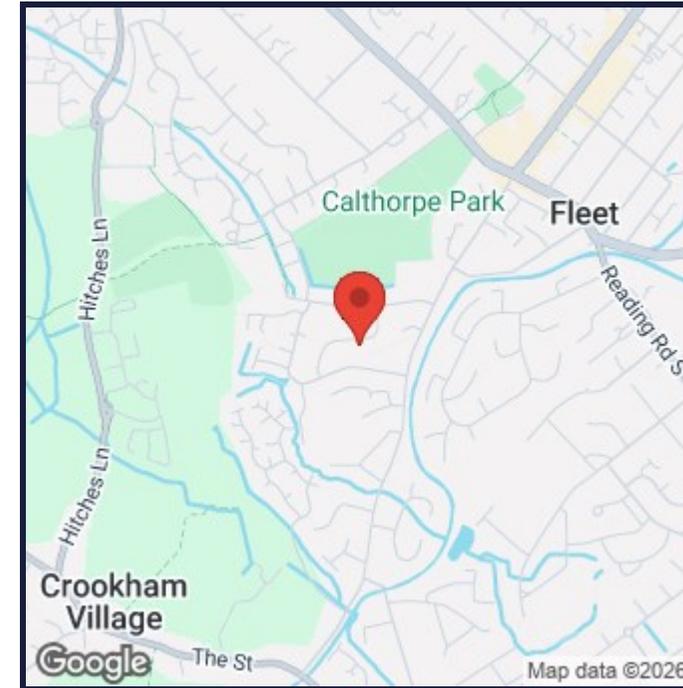
1ST FLOOR  
246 sq.ft. (22.9 sq.m.) approx.



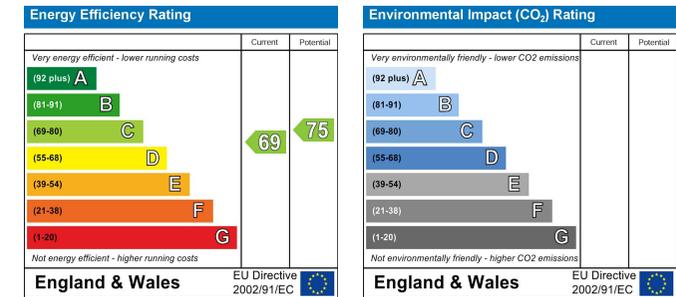
TOTAL FLOOR AREA: 1289 sq.ft. (119.7 sq.m.) approx.

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.  
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## 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: E

### Selbon Property Services Ltd

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