



Selbon

Residential sales & lettings

Nursery Close, Fleet,
Hampshire, GU51 3JE
Offers over £500,000 Freehold



01252 979300
Selbonproperty.co.uk

- Extended Semi-Detached Family Home
- Three Bedrooms
- Kitchen/Breakfast/Family Room
- Approx. 50ft. Rear Garden
- Close to Fleet Pond & Nature Reserve
- Pondtail Area of Fleet
- Living Room & Study/Play Area
- Utility Room & Family Bathroom
- Detached Workshop & Store
- Close to Fleet Town & Train Station

Selbon Estate Agents are delighted to offer to the market this extended three bedroom semi-detached family home, ideally situated in a cul-de-sac location in the Pondtail area of Fleet.

The location is excellent for those who love the outdoors as well as the commuter, with Fleet Pond Nature Reserve and the Basingstoke Canal only minutes away, and Fleet mainline railway station (Waterloo) and the town centre approximately 1.5 miles away.

Fleet town centre offers an array of shops, bars and restaurants, with excellent road links including M3, A30 and the A3.

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

The current owners have extended the property, giving flexible living accommodation for families as well as those working from home.

To the ground floor there is a vast kitchen/breakfast/family room with eye and base level cupboard and drawer units, and ample space for a dining table and chairs. A front aspect living room, study area/play room, utility room and a cloakroom.

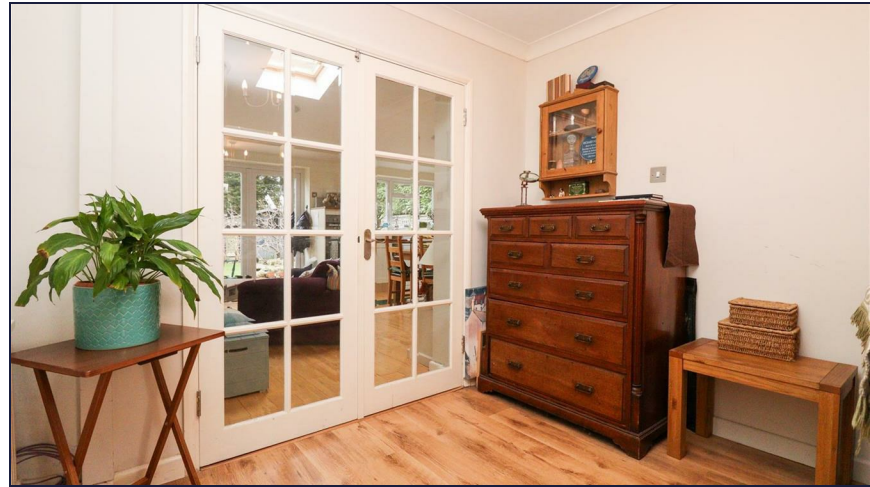
To the first floor are three bedrooms and a family bathroom.

Externally the rear garden measures approximately 50ft. in length and is predominately laid to lawn with decking area immediately to the rear of the property.

To the side of the property is a recently constructed detached workshop with separate storage area to the front. Driveway parking provides off-street parking for several vehicles.









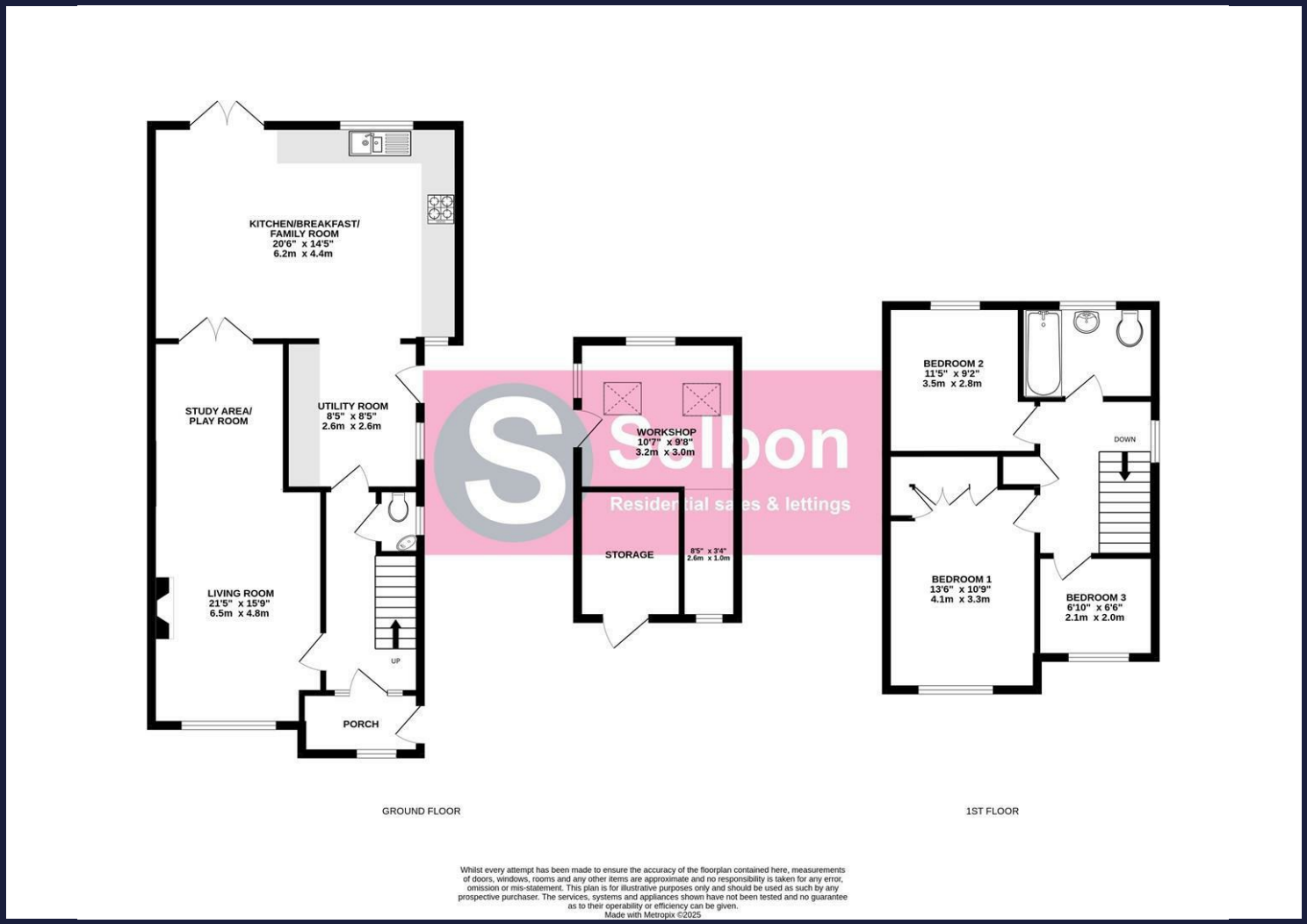








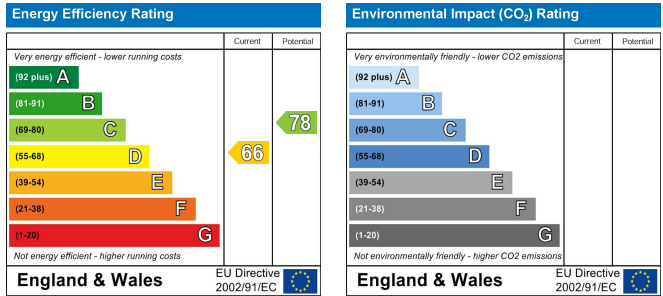
Floor Plans



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: D