



Selbon

Residential sales & lettings

Giffard Lane, Fleet,
Hampshire, GU51 1LA
Offers over £500,000 Freehold

4 3 2 C

01252 979300
Selbonproperty.co.uk

- Three Storey Town House
- Four Bedrooms
- Family/Dining Room & Living Room
- Family Bathroom
- Garage (Not Part of Freehold Land)
- Elvetham Heath Development
- Re-Fitted Kitchen/Breakfast Room
- Two En-Suite Shower Rooms
- Allocated Parking Space
- Approx. 1 Mile (Walk) to Fleet Station

Selbon Estate Agents are delighted to offer to the market this four bedroom town house, ideally situated on the popular Elvetham Heath development with views over open space.

The current owners have meticulously upgraded and decorated the property which is offered for sale in excellent order throughout.

On entering the property you are welcomed into a reception hallway with stairs to the upper floors, storage cupboard and cloakroom.

The 27ft. kitchen/dining/family room is a particular feature of the property with the benefit of doors leading to the garden. This stunning open space is ideal for entertaining and relaxing with family.

The re-fitted kitchen comprises; eye and base level cupboard and drawer units under a Quartz work surface. Inset sink with mixer tap, space for Range cooker, space and plumbing for dishwasher and washing machine.

To the first floor there is a living room with double rear aspect window and a bedroom with en-suite facilities.

To the second floor are the remaining three bedrooms and a family bathroom. Bedroom one benefits from built-in wardrobes and an en-suite shower room.

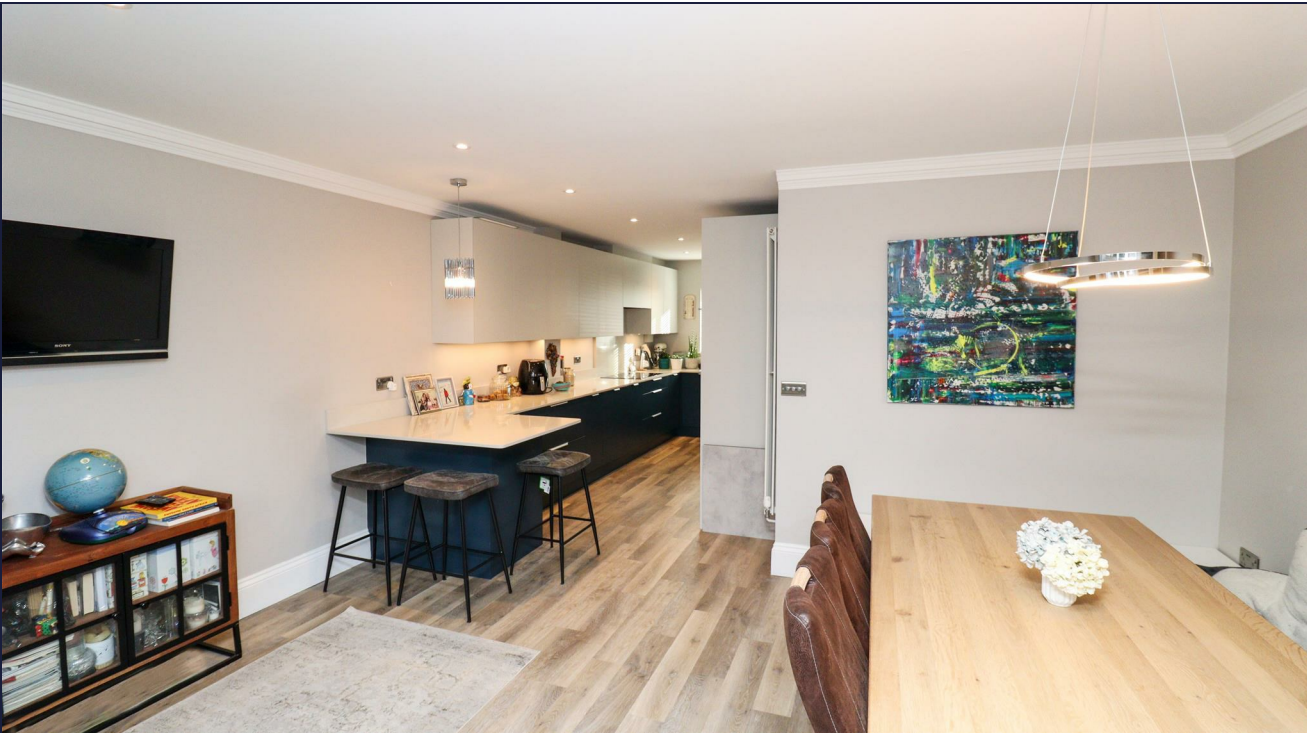
The enclosed rear garden is laid to lawn with patio area immediately to the rear of the property. A gate provides access to the parking area where there is an allocated parking space. There is also a garage (which is not part of the Freehold). Ample on-street parking can be found at the front of the property.

Elvetham Heath is conveniently located with facilities including; Morrisons 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 communication links including the M3 & M4 motorways as well as the A30 & A3.







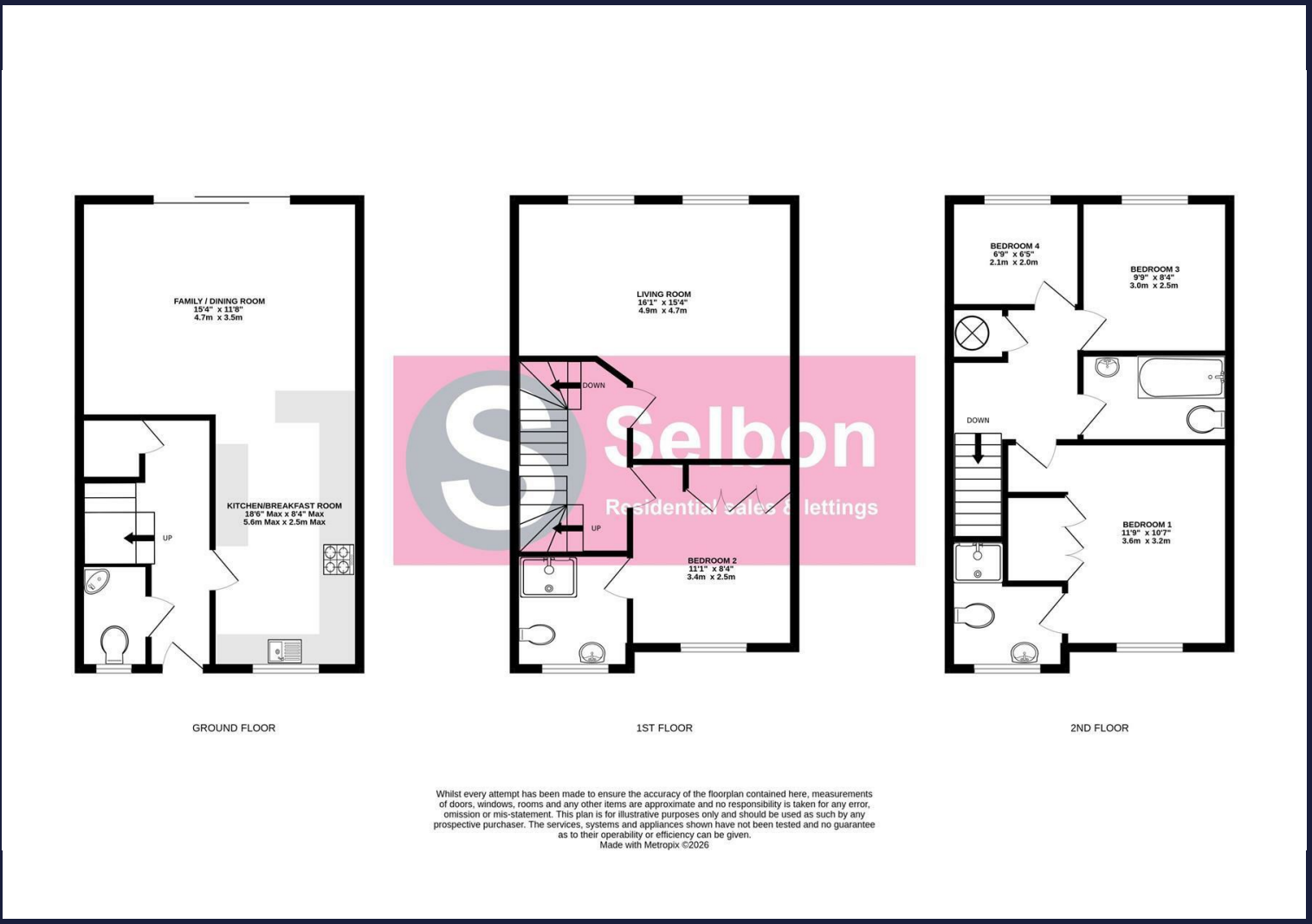








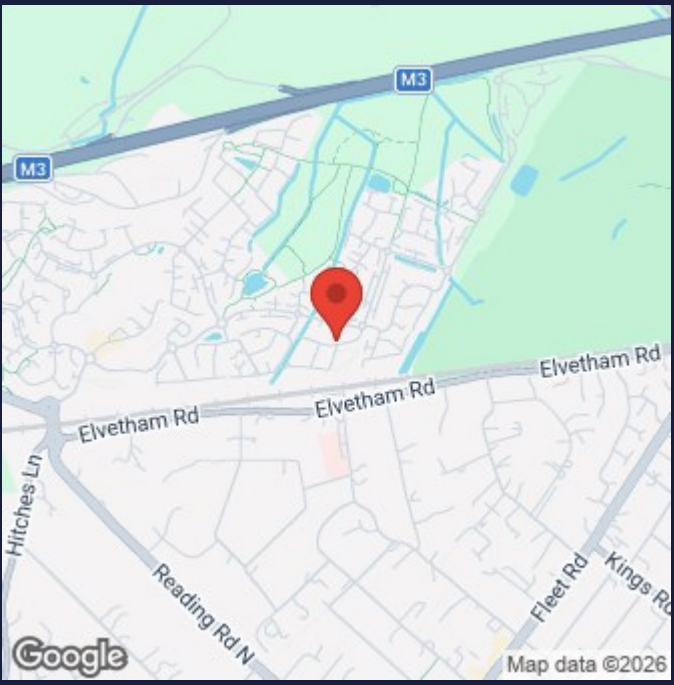
Floor Plans



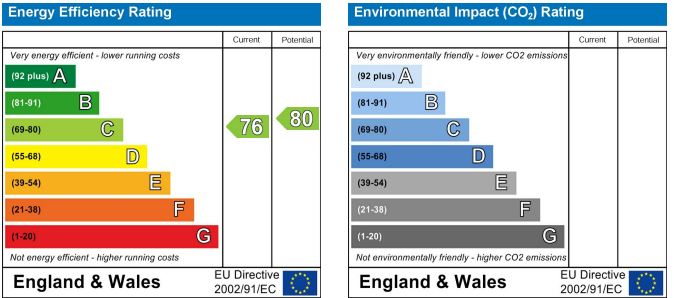
Viewing

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:

We give notice that these particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR). They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Selbon has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.