



Selbon

Residential sales & lettings

Sycamore Crescent, Fleet,
Hampshire, GU51 5NN

Guide price £475,000 Freehold



01252 979300

Selbonproperty.co.uk

- Link-Detached Family Home
- Mature Corner Position
- Living Room & Dining Room
- Shower Room
- Potential to Extend (S.T.P.P)
- Three Bedrooms
- Cul-De-Sac Location
- Kitchen & Cloakroom
- Detached Double Garage & Single Garage
- 1 Mile Distance To Fleet Town Centre

Selbon Estate Agents are delighted to offer to the market, for the first time in 40 years, this three bedroom family home ideally located in this cul-de-sac location in Fleet with the added benefit from backing onto the Basingstoke canal.

The property has scope to extend subject to usual planning permissions and is also located around 1 mile distance from Fleet town centre.

To the ground floor you are welcomed from a porch area into the dining room which in turn leads to the living room, kitchen and cloakroom.

The 16ft. living room is rear aspect and has doors leading to the private rear garden. The kitchen is fitted with eye and base level cupboard and drawer units with inset sink, built-in oven and space for further utilities. A door leads to the side of the property.

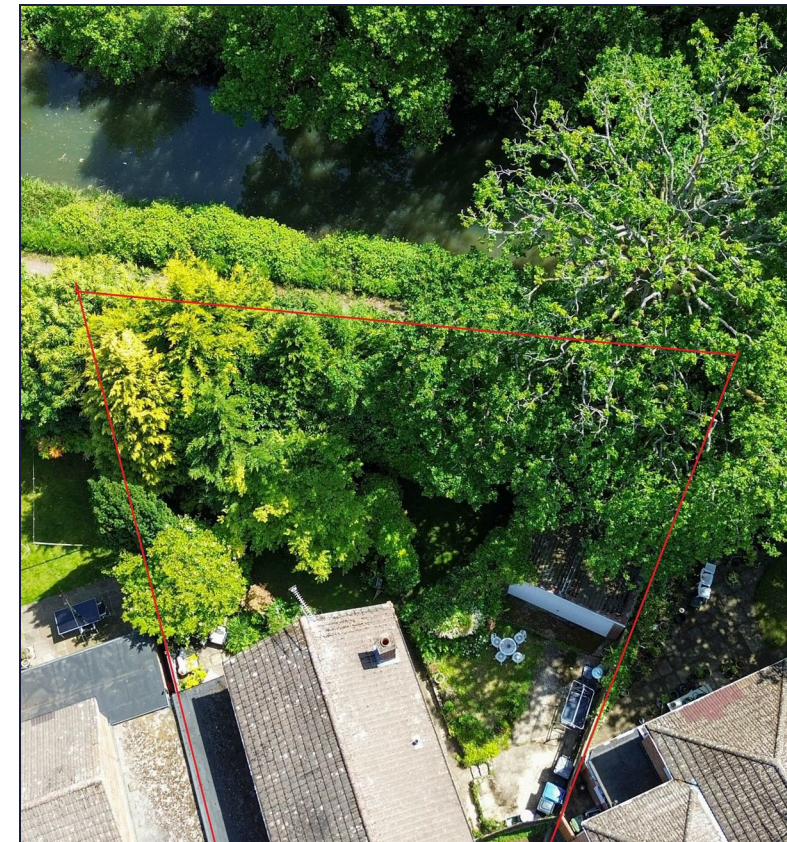
To the first floor are three bedrooms and a shower room. Bedroom one which is rear aspect benefits from built-in wardrobes.

A particular feature of this property is the mature corner position with the rear garden facing mostly south with the benefit of backing onto the canal with access via a gate. Immediately to the rear of the property is a patio area. To the side is a further area of hardstanding which leads to the detached double garage.

To the front is an area of lawn, driveway providing off-street parking for several vehicles which leads to a further single garage.

The current school catchment areas include: Tavistock Infant School, All Saints Ce (a) Junior School and Calthorpe Park Secondary School.

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 easy reach. There are excellent communication links including the M3 & M4 motorways as well as the A30 & A3.







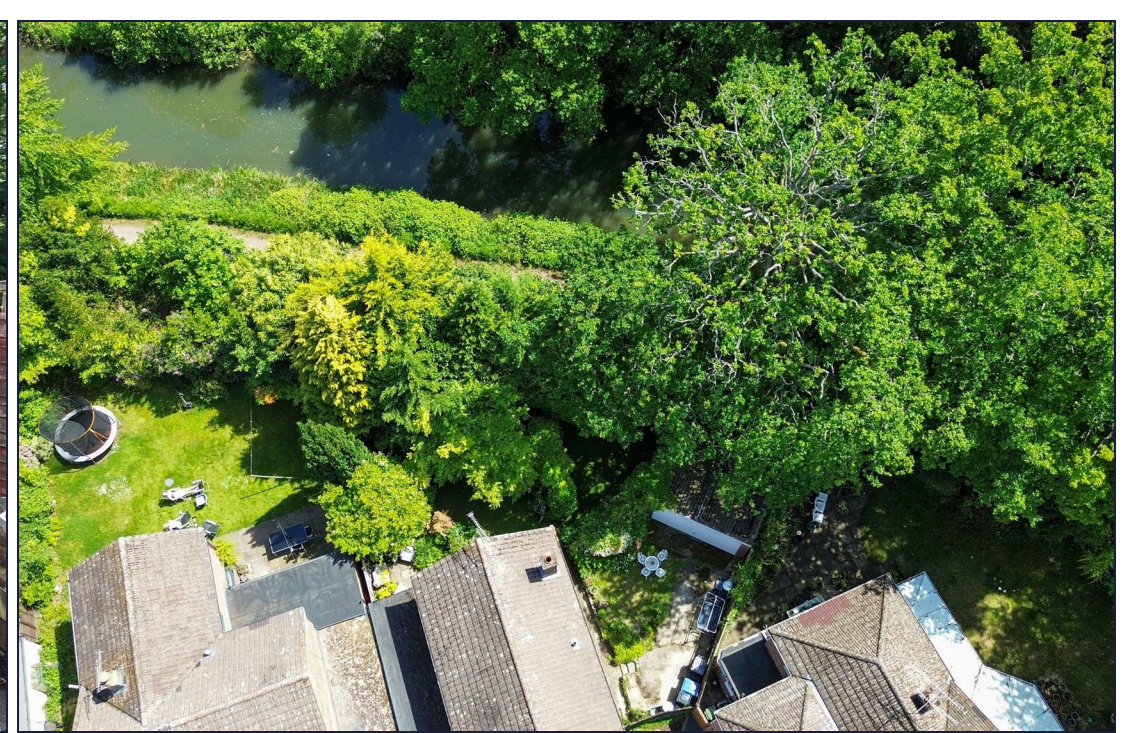












Floor Plans

DOUBLE GARAGE
16'3" x 16'1"
5.0m x 4.9m

GARAGE
16'3" x 8'1"
5.0m x 2.5m

LIVING ROOM
16'10" x 11'8"
5.1m x 3.6m

DINING ROOM
13'8" Max x 9'9" Max
4.2m Max x 3.0m Max

KITCHEN
10'6" x 6'6"
3.2m x 2.0m

BEDROOM 1
15'2" x 8'9"
4.6m x 2.7m

BEDROOM 3
10'9" x 7'1"
3.3m x 2.2m

BEDROOM 2
10'9" x 9'6"
3.3m x 2.9m

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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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			<i>Very environmentally friendly - lower CO₂ emissions</i>
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
<i>Not energy efficient - higher running costs</i>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Viewing

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

Council Tax Band: E

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