



Selbon

Residential sales & lettings

Aldershot Road, Fleet,
Hampshire, GU51 3NW
Guide price £500,000 Freehold

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01252 979300
Selbonproperty.co.uk

- Detached House
- Two En-Suites
- Fitted Kitchen
- Enclosed Rear Garden
- Gas Central Heating & Double Glazed Windows
- Two Double Bedrooms
- Living/Dining Room
- Entrance Hallway & Cloakroom
- Two Parking Spaces
- No Onward Chain

Selbon Estate Agents are delighted to offer to the market this unique two bedroom detached home offering stylish contemporary living accommodation and ideally located in this non-estate location in Fleet.

The property is just under 1 mile distant from Fleet town centre and around 1.7 miles to Fleet mainline train station.

For schooling the current catchment areas include Heatherside Infant & Junior School as well as Calthorpe Park secondary school.

On entering the property you are welcomed into a reception hallway with stairs to the first floor. The principle accommodation includes a rear aspect living/dining room with doors to the rear garden, a front aspect kitchen and a cloakroom with white suite.

The kitchen comprises; eye and base level cupboard and drawer units under a roll top work surface. Inset sink with mixer tap, built-in appliances include; oven, hob and extractor over. Space for washing machine and fridge/freezer.

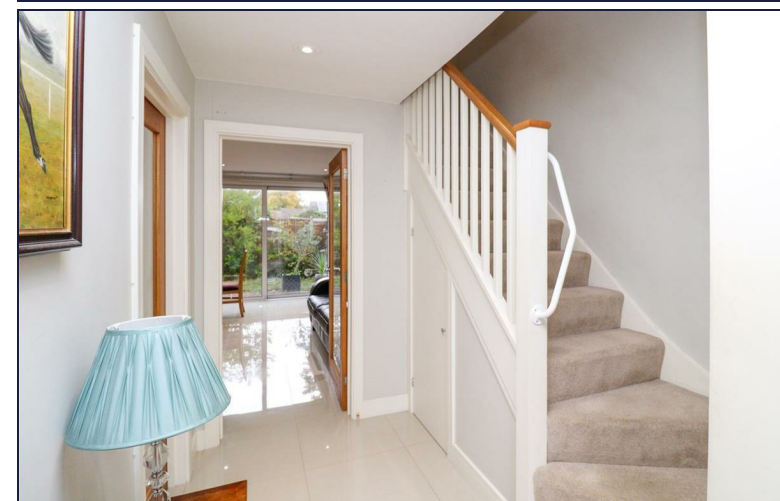
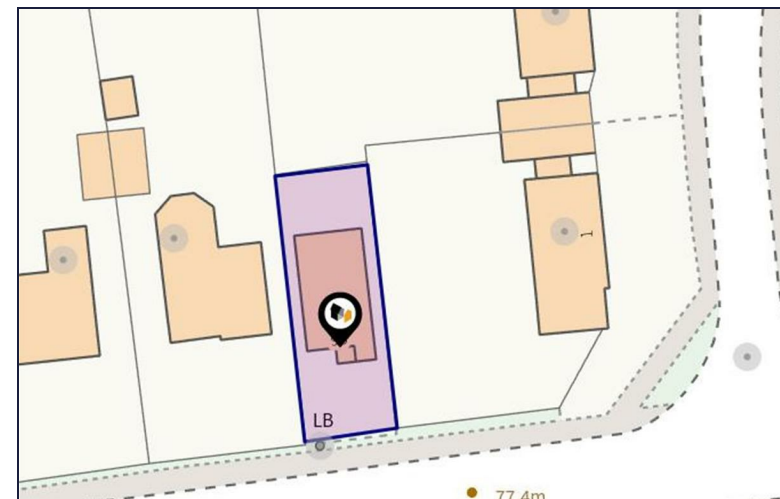
To the first floor are two double bedrooms both benefitting from their own en-suite facilities. The main bedroom en-suite includes bath tub, hand wash basin and W.C. Bedroom two en-suite features a shower cubicle, hand wash basin and W.C.

Externally the rear garden is laid to lawn with patio area. To the front is driveway parking for two vehicles.

At build stage in 2014 the property was intended to be built as a three bedroom property, however the current owner chose to re-design the upper floor to the current set up.

Fleet town centre is a short drive with an array of shops, bars and restaurants. Access to the M3/A30 are a short drive away and there is easy access to walking, running and cycling routes including the Basingstoke canal, Edenbrook Country Park, Elvetham Heath Nature Reserve, Fleet Pond, Caesar's Camp and Velmead woods to name a few.

Heathrow Airport is about 26 miles and Farnborough Airport is about 3.5 miles distant. Private aircraft facilities are also available at Blackbushe Airport (about 5 miles).











Floor Plans



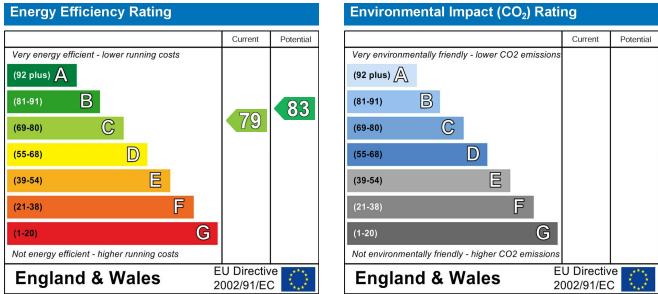
TOTAL FLOOR AREA: 891 sq.ft. (82.8 sq.m.) approx.

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: D