



**Selbon**

Simply Different

Reading Road South, Fleet,  
Hampshire, GU52 7TD  
Offers over £775,000 Freehold

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- Detached Family Home
- 19ft. Living Room & 15ft. Family Room
- Entrance Hallway & Cloakroom
- Plot Approaching 0.3 of an Acre
- Close to Local Schools & Amenities
- Five Bedrooms
- 20ft. Kitchen/Breakfast Room & Utility Room
- En-Suite Shower Room & Family Bathroom
- Driveway Parking & Mature Rear Garden
- Gas Central Heating & Double Glazed Windows

Selbon Estate Agents are delighted to offer to the market this five bedroom detached family home ideally located in this non-estate location in Fleet, occupying a plot approaching 0.3 of an acre.

The property is located in a private driveway of only two properties and offers a high degree of privacy.

The property accommodation spans over two floors and offers over 1800 Sq.Ft. On entering the property you are welcomed into a reception hallway with stairs to the first floor and a cloakroom.

The principle accommodation includes; 19ft. living room with dual aspect windows, feature fireplace and French doors to the rear garden. The 20ft. kitchen/breakfast room has bi-folding doors to the rear garden and comprises; eye and base level cupboard and drawer units. Inset sink with mixer tap, space for Range cooker with extractor hood over, built-in dishwasher and space for American fridge/freezer. Adjacent to the kitchen is a utility room with utility space and door giving access to the side of the property.

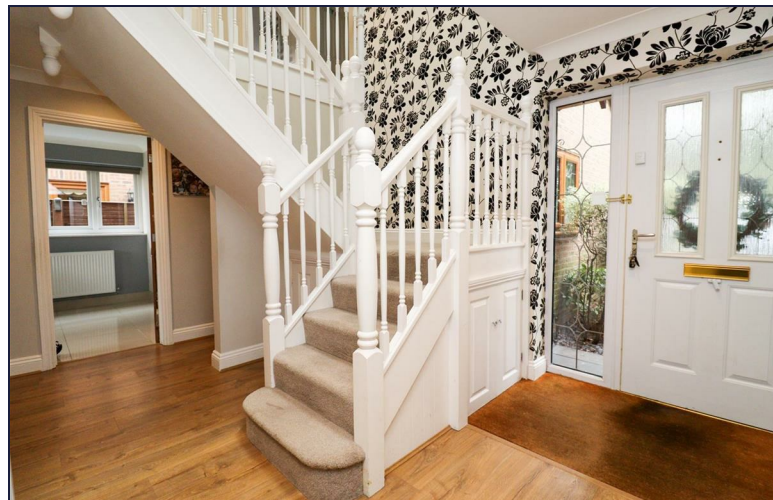
The double garage has been converted to a family room measuring 15ft. by 15ft. with double aspect windows and built-in storage cupboards.

To the first floor there are five bedrooms (all with built-in wardrobes). Bedroom one benefits from an en-suite shower room. The four further bedrooms are serviced by a family bathroom with white suite.

Externally the rear garden is predominately laid to lawn with patio area immediately to the rear of the property.

To the front the driveway provides off-street parking for several vehicles.

The property is conveniently located for both Heatherside Infant & Junior schools, Fleet Infants, Velmead Junior school and Courtmoor Secondary school. Fleet town centre is a short distance away as well as Velmead woods. Fleet mainline train station is approximately 1.7 miles distant with trains to London Waterloo in around 43 minutes.







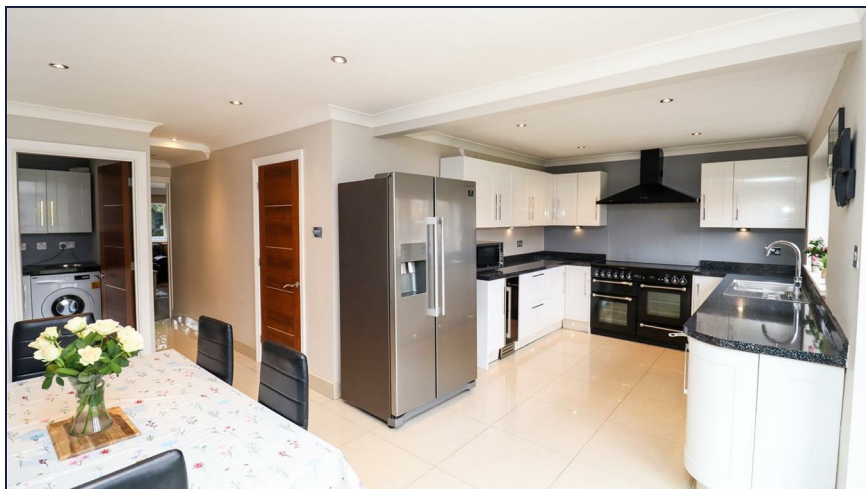


































Floor Plans

