



Selbon

Residential sales & lettings

Larchfield Road, Fleet,
Hants, GU52 7LW

Offers in excess of £675,000 Freehold

 4  1  3  B

01252 979300
Selbonproperty.co.uk

- Extended Detached Family Home
- Lounge, Dining Room & Office
- Breakfast/Sun Room With Air Conditioning
- 3 Further Bedroom & Family Bathroom
- Single Attached Garage & Driveway
- Entrance Hall & Cloakroom
- Refitted Kitchen
- Main Bedroom With En Suite
- Gas Radiator Heating & Solar Panels
- Westerly Facing Rear Garden

Selbon Estate Agents are delighted to offer this extended detached family home to the market, conveniently situated, close to Fleet's sought after schools and within close proximity of the town Centre.

Coming to the market for the first time since 1995, the home has been subject to a single storey extension to the rear, offering an open plan breakfast/sun room. Further remodeling, involved the part conversion of the double garage to create a family room/office and the home has been modernised throughout.

Accessed via a driveway leading to the front door, which in turn gives access to the front aspect lounge with stairs to the first floor landing and doors leading to the office/family room, dining room and an inner hallway, leading to a cloakroom, the office/family room and kitchen.

The centre peice of the property is the impressive open plan kitchen, breakfast, dining and sun room.

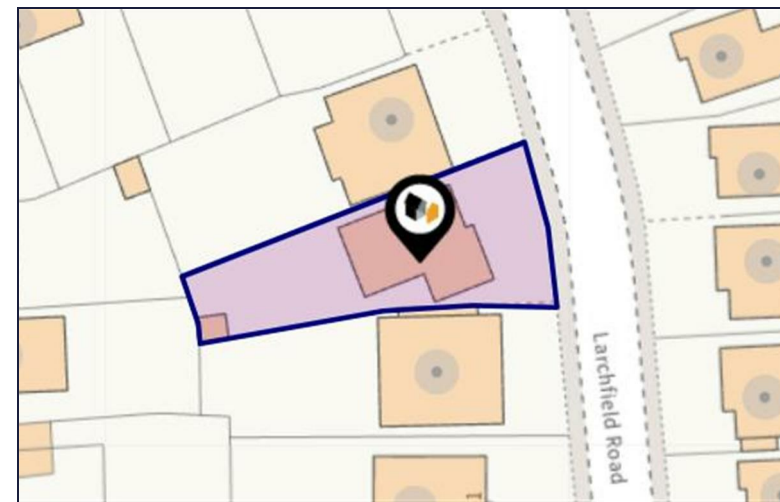
The kitchen has been refitted, boasting work surfaces, storage units and some integral appliances, there is access to the breakfast/sun room with an island/breakfast bar, living area and a dining area.

The vaulted ceiling creates a feeling of space and there are sliding patio doors to the garden and an air conditioning unit offering heating & cooling.

The landing gives access to a loft, airing cupboard and doors leading to 4 bedrooms, the main bedroom has a refitted en suite and there is a refitted family bathroom.

Further benefits include gas radiator heating, double glazed windows, solar panels, an attached single garage with an electric roller door, utility space, boiler, solar panel inverter, converter and battery, driveway parking for 3 cars & an enclosed westerly facing garden.

The property is conveniently located for both Heatherside Infant & Junior schools, Fleet Infants, Velmead Junior school and Courtmoor school. There is easy access to Fleet mainline train station (Waterloo Line), excellent road links and outdoor spaces including Velmead woods & Basingstoke canal.









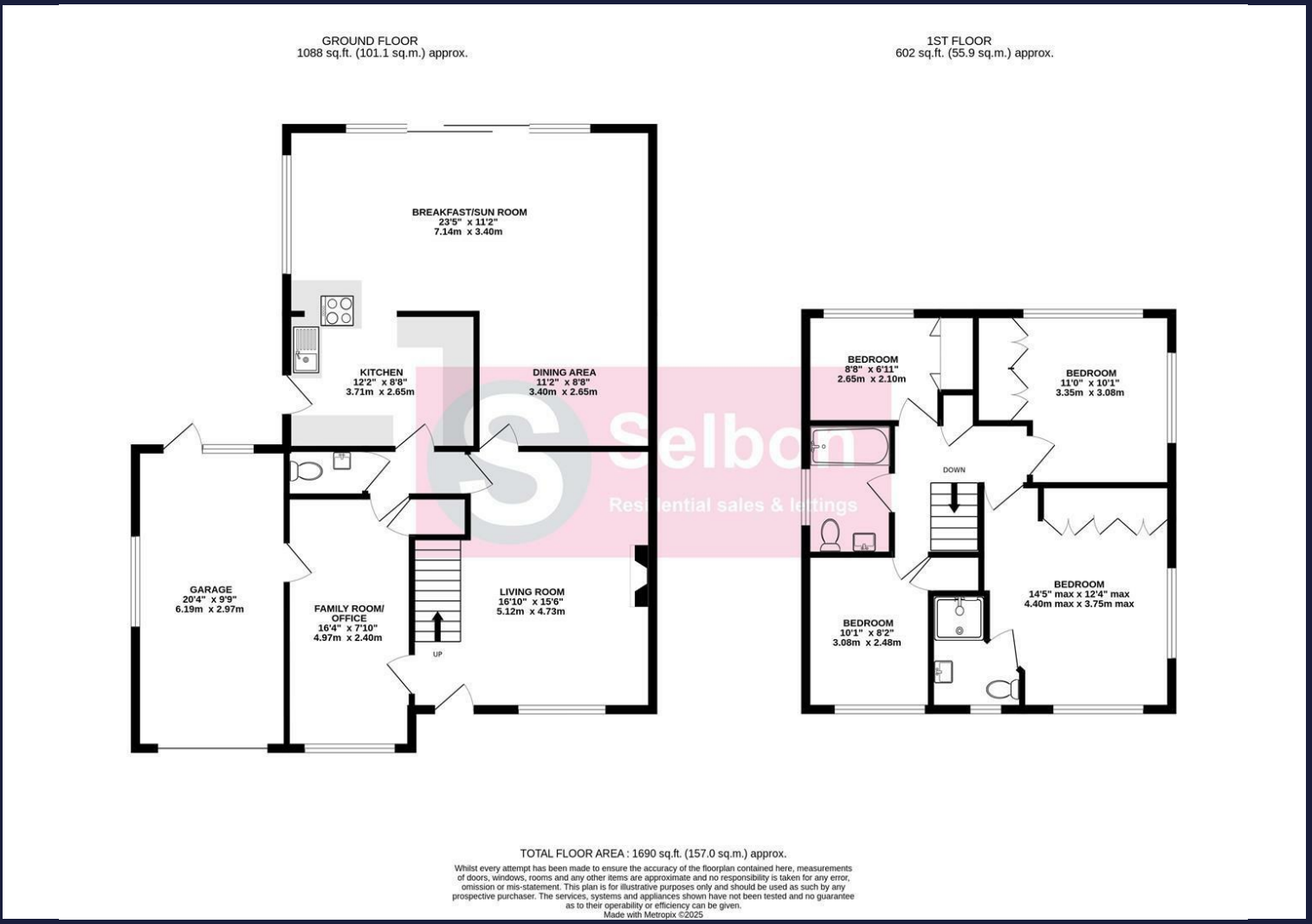








Floor Plans



TOTAL FLOOR AREA : 1690 sq.ft. (157.0 sq.m.) approx.

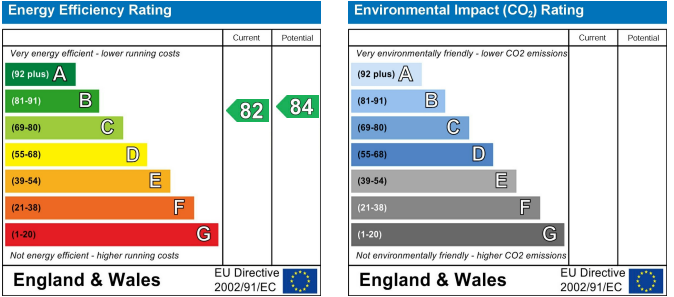
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

Council Tax Band: F

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