



**Selbon**

Residential sales & lettings

Shaldons Way, Fleet,  
Hampshire, GU51 4ET

Offers over £700,000 Freehold



**01252 979300**  
Selbonproperty.co.uk

- Close Proximity of Local Schools
- Five Bedrooms
- Detached Garage
- Extended Family Room
- Utility Room
- Spacious and Flexible Accommodation
- Enclosed Rear Garden
- Ample Driveway Parking
- Two Bathrooms
- Sought After Location

Selbon Estate Agents are delighted to bring to the market this extended five-bedroom detached family home which offers spacious and flexible accommodation throughout. Benefits to this property include ample driveway parking, three reception rooms, a spacious utility room and the added benefit of being within close proximity of local schools.

The accommodation on the ground floor offers a light and airy entrance hall that gives access to all the ground floor accommodation. The living room offers spacious accommodation with views over the front of the house and a feature fireplace. The 19ft kitchen/dining room offers a range of units, a breakfast bar, work surfacing, integrated appliances, additional appliance space and access to the family room. The family room offers spacious accommodation with views and access to the rear garden through a set of French doors. Next to the kitchen the conservatory can be found which overlooks the rear garden and gives access to this space. The ground floor accommodation is finished with generous utility room and the downstairs W.C.

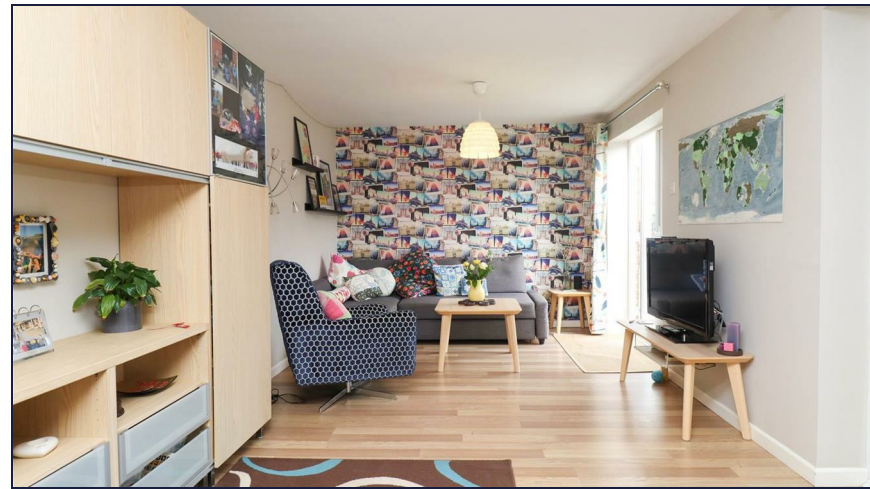
On the first floor the property offers five bedrooms with the main bedroom benefiting from an en-suite shower room. The first-floor accommodation is finished with the refitted family bathroom which offers a toilet, sink and bath with shower overhead.

Outside the charming, enclosed garden is mainly laid to lawn with well-established flowers, shrub beds, vegetable patch and trees throughout. At the rear of the property, you will find a spacious patio area which is ideal for al fresco dining. Access to the garage can be found within the garden and at the front of the property, you have ample driveway parking leading to the garage space.

The property is situated in the popular Tavistock area of Fleet which is convenient for schools and close to the Hart Leisure centre and Edenbrook country park.

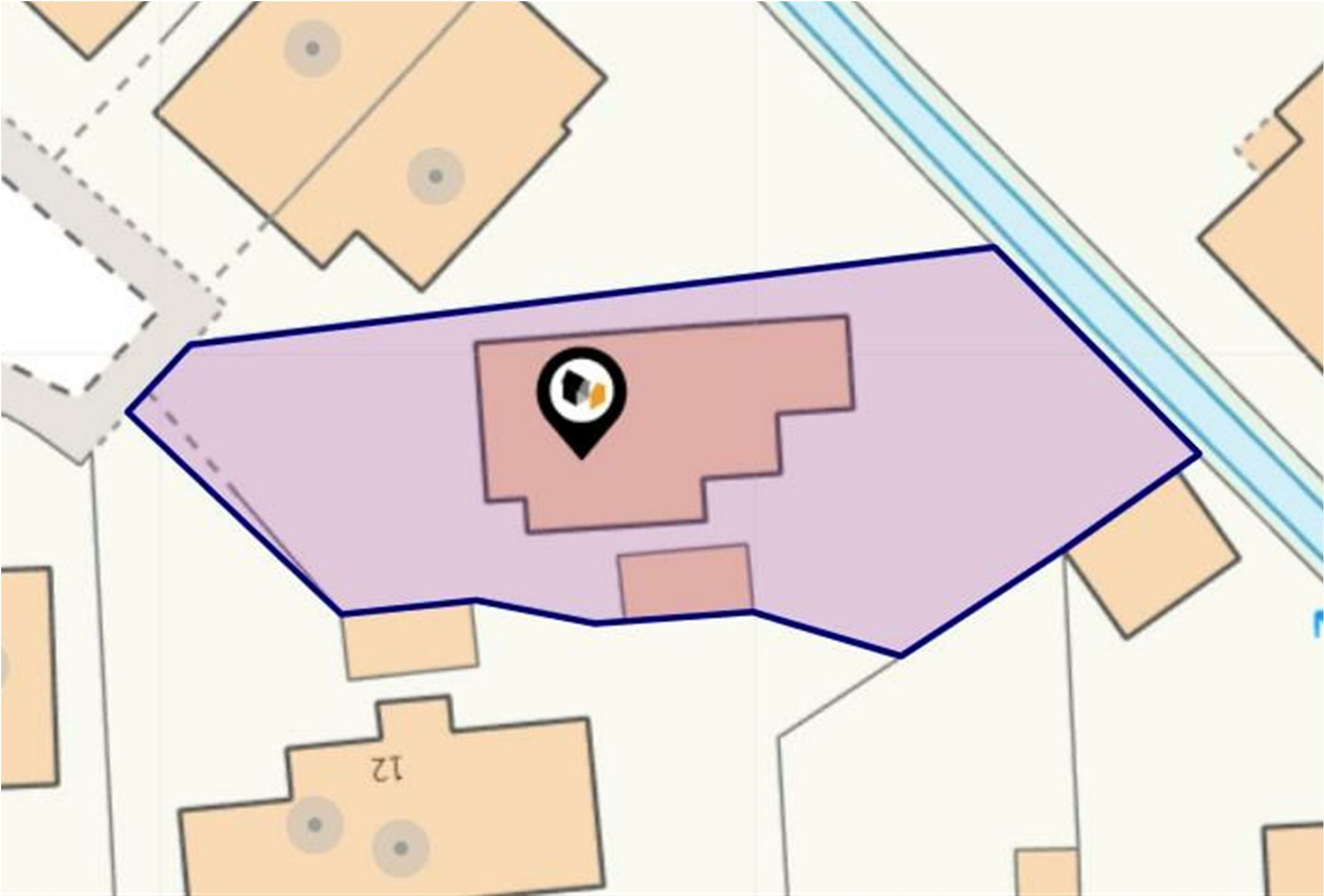




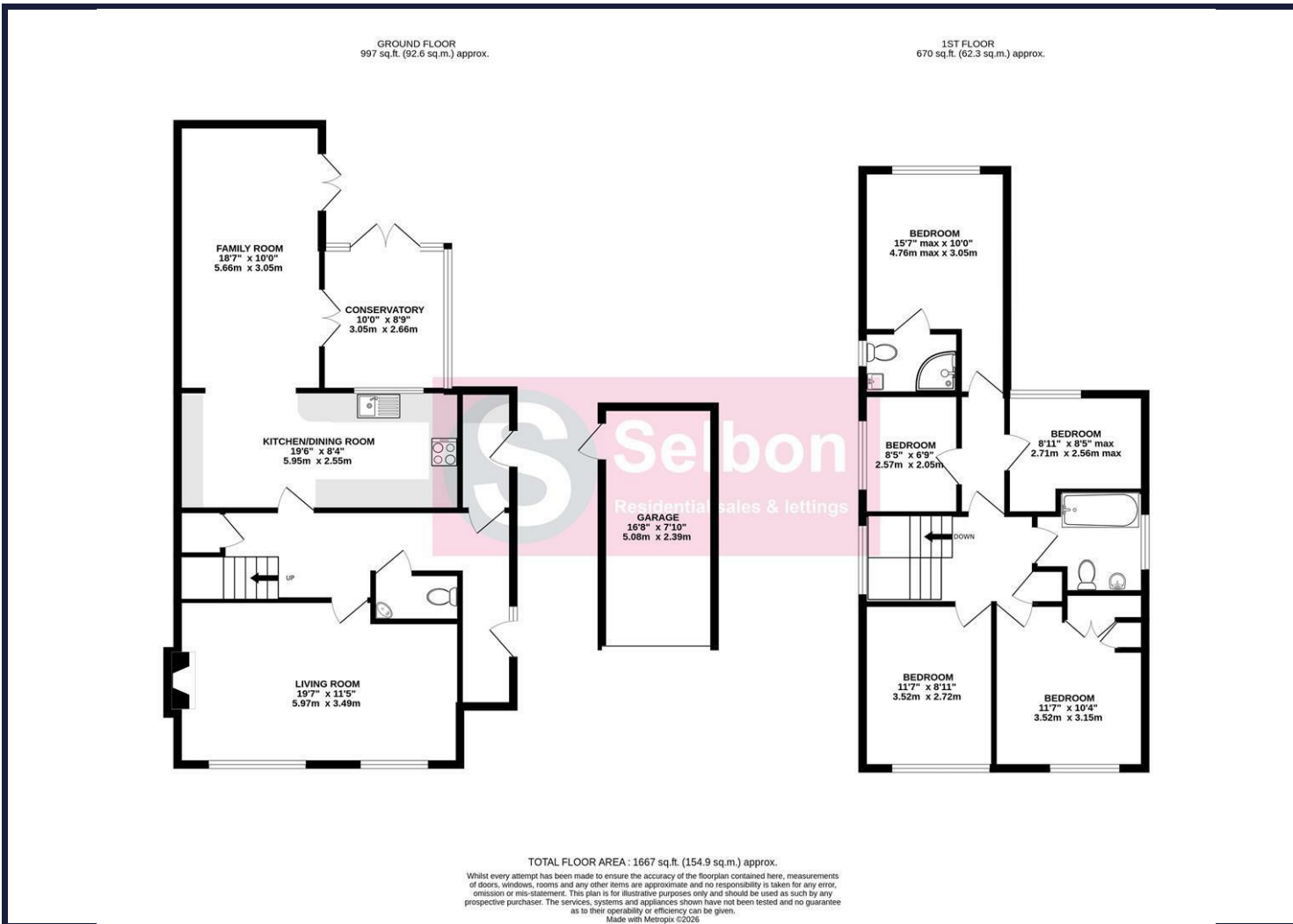




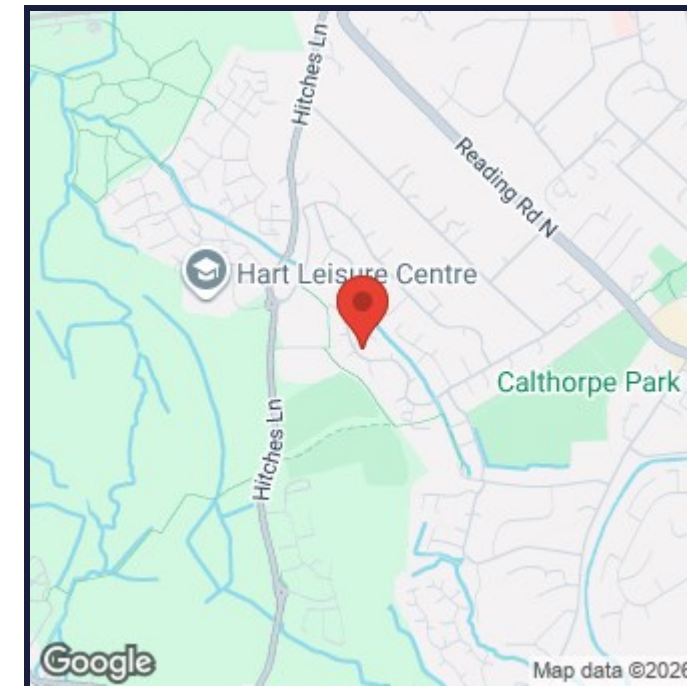




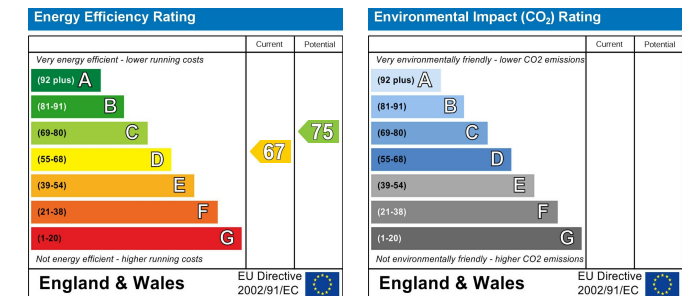
## Floor Plans



## 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: E

### Selbon Property Services Ltd

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