



**Selbon**

Residential sales & lettings

Fairland Close, Fleet,  
Hampshire, GU52 7LU

Offers in excess of £700,000 Freehold



**01252 979300**  
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- Extended Detached 4 Bedroom Chalet Style Home
- Entrance Hall & Shower Room
- 24ft Lounge/Dining Room
- 19ft Kitchen/Breakfast Room
- Two Bedrooms & Study (Ground Floor)
- 2 Bedrooms & Bathroom (1st Floor)
- 154ft Rear Garden With Extensive Patio
- 27ft Tandem Garage & Driveway For Several Cars
- Scope For Further Development (STPP)
- No Onward Chain

Selbon Estate Agents are delighted to offer to the market, this detached and extended chalet style family home, conveniently located, close to local schools and Velmead Common.

Coming to the market for the first time in 26 years, this deceptively spacious home would benefit from updating and modernisation and has scope for further development, potentially creating 3/4 upstairs bedrooms, en suite and family bathroom, subject to normal permissions.

Accessed via the driveway, the front door leads to a spacious entrance hall with stairs to the first floor landing and doors leading to all of the downstairs rooms.

The flexible ground floor accommodation comprises of two rooms at the front that are currently a dining room and family room but both could be utilised as bedrooms. There is a 10ft study and a downstairs shower room with the ground floor be completed with a 27ft lounge/dining room and a 19ft kitchen/breakfast room both with doors leading to the rear garden.

The first floor landing has access to a loft with restricted storage and doors leading to two double bedrooms and a family bathroom (in need of modernisation).

Further benefits include gas radiator heating, double glazed windows, an attached 27ft garage, ample driveway parking.

For those who love the outdoors the rear garden which measures 154ft x 50ft will be the highlight of the home. Whether keen gardeners, needing space for children or grandchildren to play or merely for entertaining, the garden is laid mainly to lawn with a patio area and enjoys a high degree of privacy. There is ample room for summers houses or garden offices.

The property is conveniently located for, 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 40 minutes.

Offered with no onward chain a viewing is a must to appreciate the home.





Fairland Close









