



Selbon

Residential sales & lettings

King Henry Road, Fleet,
Hampshire, GU51 1JH

Offers in excess of £425,000 Freehold

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Selbonproperty.co.uk

- Elvetham Heath Development
- Three Bedrooms
- 15ft. Living Room & Cloakroom
- Enclosed Landscaped Garden
- Gas Central Heating & Double Glazed Windows
- Extended & Modernised
- 21ft. Kitchen/Breakfast/Family Room
- Family Bathroom with White Suite
- Garage & Parking
- Close to Local Amenities

Selbon Estate Agents are delighted to offer to the market this extended three bedroom family home situated on the popular Elvetham Heath development. The property is ideal for families or as an investment property with the development being a fantastic location for the rental market.

The current owners have extended the ground floor which offers a stunning open plan 21ft. kitchen/breakfast/family room, a generous 15ft. living room and a cloakroom.

The kitchen has been re-fitted and comprises; eye and base level two tone cupboard and drawer units under a timber work surface. Inset sink with mixer tap, space for Range cooker with extractor hood over, built-in dishwasher, space for washing machine and upright fridge/freezer. The kitchen opens into a family room which is constructed of brick and glazing with bi-folding doors sweeping across the rear, which allow an abundance of natural light to flow into the room.

To the first floor are three bedrooms and a family bathroom with white suite.

Externally the enclosed rear garden is laid to lawn with a patio area immediately to the rear of the property. A gate allows access to the side of the property where a garage and allocated parking can be found.

Further benefits include; double glazed windows and gas central heating. The current school catchment areas include Elvetham Heath Primary school and Calthorpe Park Secondary school

Elvetham Heath is conveniently located with facilities including; Morrison's supermarket, pub, church, school and local nature reserve offering pleasant walking and cycle routes.

There is easy access to Fleet town centre with an array of shops, pubs and restaurants with Fleet mainline railway station (Waterloo line) also within walking distance. There are excellent communication links including the M3 & M4 motorways as well as the A30 & A3.







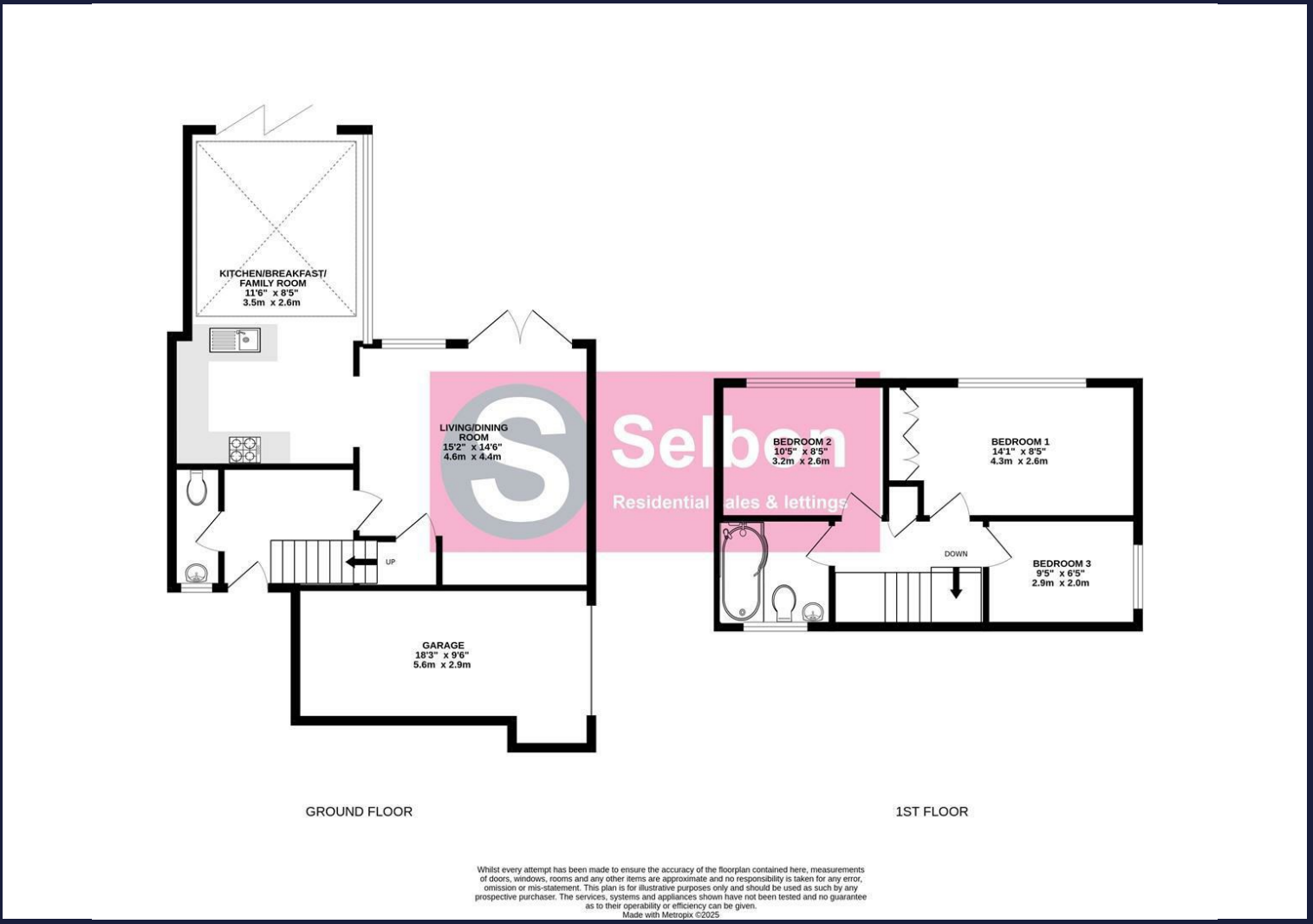








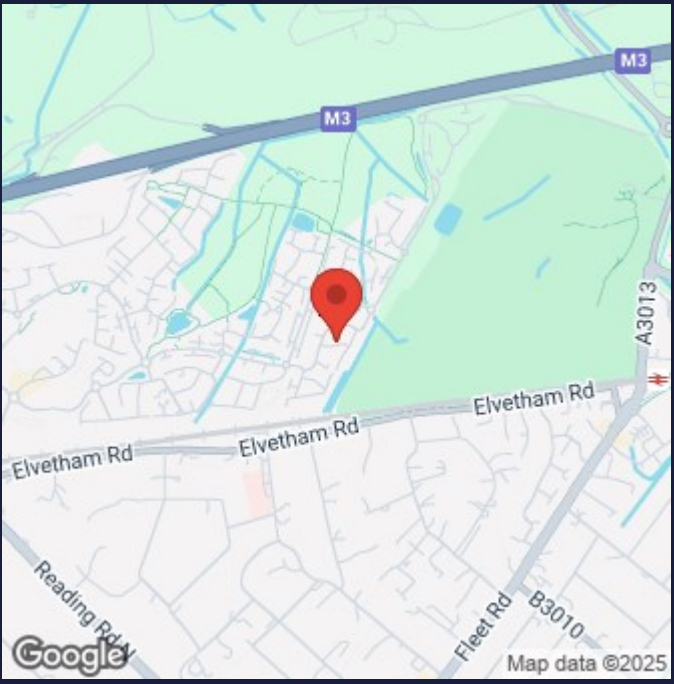
Floor Plans



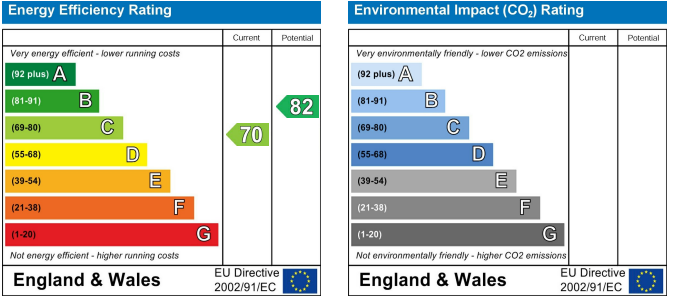
Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

Area Map



Energy Performance Graph



Council Tax Band: D

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