



Selbon

Residential sales & lettings

The Lea, Fleet,
Hampshire, GU51 5AT
Offers over £375,000 Freehold

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01252 979300
Selbonproperty.co.uk

- Four Bedroom Family Home
- Spacious Open Plan Living Space
- Re-Fitted Bathroom
- Enclosed Rear Garden
- Close to Local Schools
- Re-Fitted & Re-Modelled
- Re-Fitted Kitchen
- Re-Fitted Cloakroom
- On-Street Parking
- Under 1 Mile Distant to Fleet Town Centre

Selbon Estate Agents are delighted to offer to the market this four bedroom family home having undergone much improvement by the current owners and ideally located for local schools and Fleet town centre.

The property has been updated and re-modelled and features spacious open plan living accommodation to the ground floor, ideal for families or those who like to entertain.

The current school catchment areas for the property include: Tavistock Infant School, All Saints CE Junior School and Calthorpe Park Secondary School.

On entering the property you are welcomed into a porch which in turn leads to the 29ft. open plan living room/kitchen/breakfast room. The re-fitted kitchen comprises; eye and base level high gloss cupboard and drawer units. Inset sink with mixer tap, built-in appliances include; oven, 5 ring gas hob and extractor. Space for washing machine and American fridge/freezer.

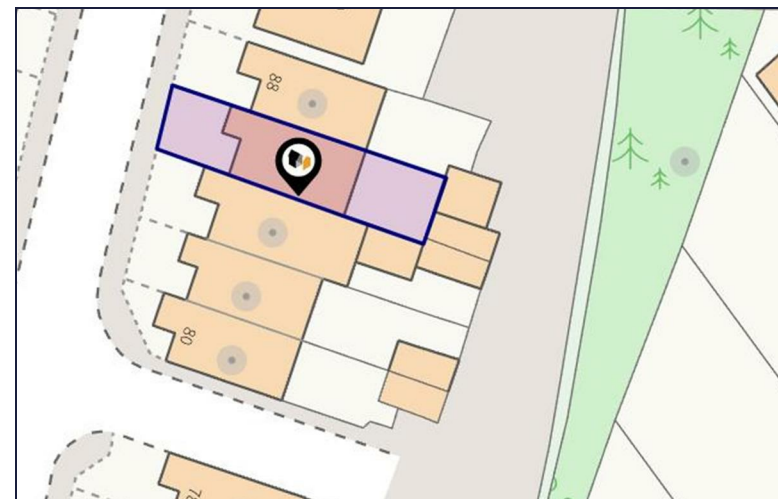
In addition to the ground floor there is also a cloakroom with white suite.

To the first floor there are three bedrooms and a re-fitted family bathroom. The bathroom boasts a white suite with tile enclosed bath with shower over, hand wash basin and W.C. There is also a study area with stairs leading to the second floor (loft room/bedroom 4).

Externally the enclosed rear garden is predominately laid to artificial lawn with patio area immediately to the rear of the property. At the rear of the garden is an outbuilding with further door giving access to the rear of the property.

Ample parking is available on-street. There is space at the front of the property that could be used as a driveway, however any prospective purchaser would need to enquire/seek planning to drop the front curb).

The property has good access to a wealth of walking, running and cycling routes. Fleet town centre, mainline station, the Basingstoke Canal, Fleet Pond and Hart Leisure Centre are all within easy reach.











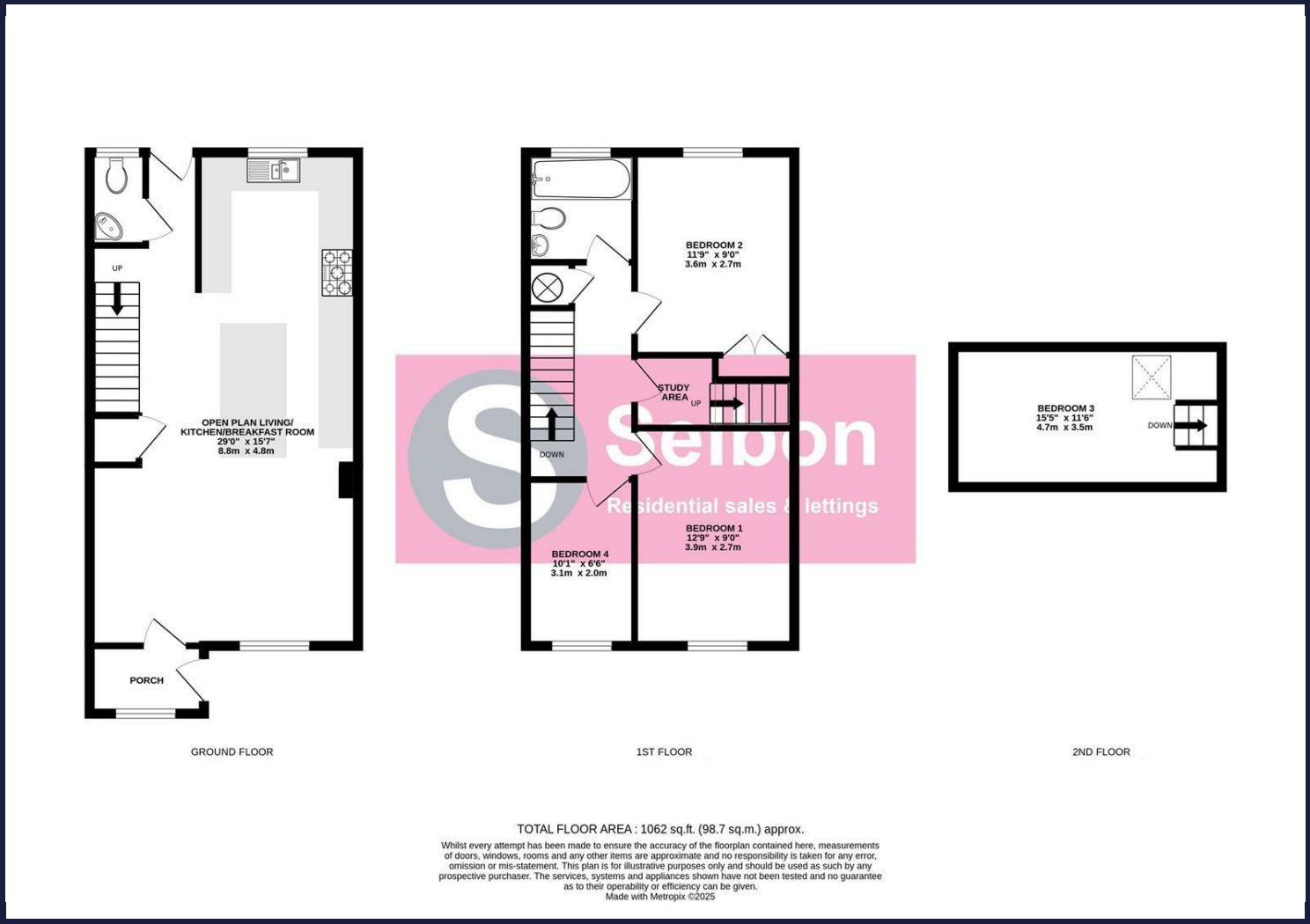




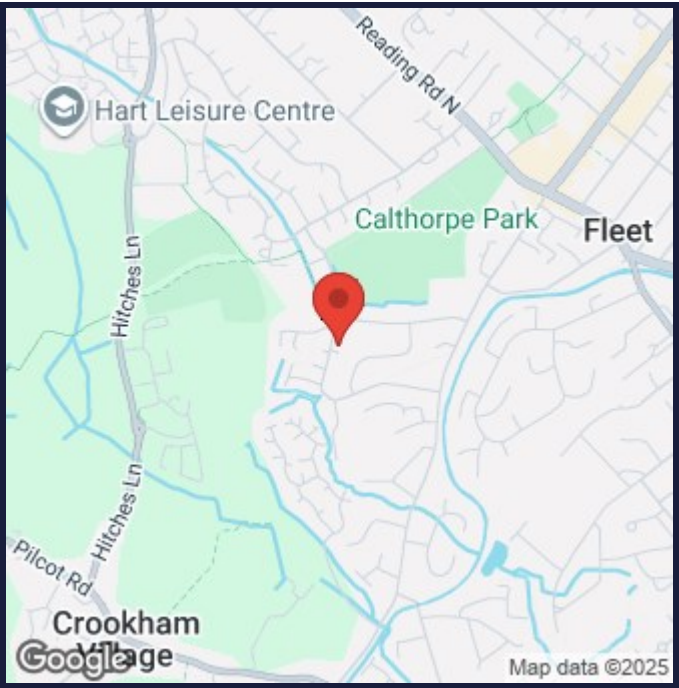




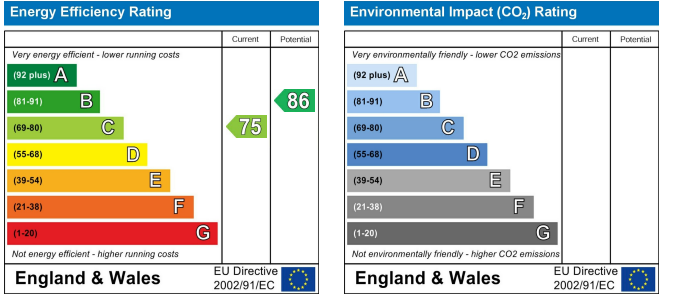
Floor Plans



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: C