



**Selbon**

Residential sales & lettings

The Croft, Fleet,  
Hampshire, GU51 4EG

Offers in excess of £350,000 Freehold



**01252 979300**

[Selbonproperty.co.uk](http://Selbonproperty.co.uk)

- Mid Terrace Home
- Lounge & Playroom/Study
- 3 Bedrooms
- Gas Radiator Heating & Double Glazed Windows
- Garage In Block
- Entrance Hall & Cloakroom
- 15ft Refitted Kitchen/Dining Room
- Bathroom
- Enclosed Rear Garden
- Walkway Location

Selbon Estate Agents are delighted to offer this mid terrace home to the market, conveniently located in a walkway position, in the ever popular Calthopre Park area of Fleet, close to local schools.

This deceptively spacious property, is one of the larger designs of terrace homes in the location, the layout is ideal for a growing family or for those looking for additional space for working from home.

Accessed via a pathway, leading to the front door, which in turn leads to the entrance hall, with doors to the cloakroom with a white suite and the 13ft living room. The front aspect living room has stairs to the first floor landing with a storage cupboard below as well as doors to the 12ft playroom/study, which could potentially be used as a downstairs bedroom and there is a 15ft refitted kitchen/dining room, with ample worksurfaces, storage units and some integrated appliances.

The first floor boasts a landing with access to the loft space and an airing cupboard housing the boiler. There are doors leading to the three bedrooms and a family bathroom with a white suite.

Further benefits include gas central heating, double glazed windows, an enclosed southerly westerley facing rear garden with rear access leading to a garage in a nearby block.

Conveniently located for local schools, whilst enjoying easy access to the Hart Leisure centre and the 80 acre Edenbrook country park, offering excellent walking, running and cycling routes.

Fleet town centre is within close proximity with an array of shops, restaurants and bars and there are excellent commuter links by both road and rail. There are regular trains to London Waterloo taking around 43 minutes and the town is located off Junction 4a of the M3 motorway, as well as enjoying easy access to the A30 and A3.

We highly recommend an early viewing to fully appreciate the features of the family home and to avoid disappointment.













