



**Selbon**

Residential sales & lettings

Whin Holt, Fleet,  
Hampshire, GU52 7TS

Offers in excess of £675,000 Freehold



**01252 979300**

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

- Extended Detached Family Home
- Lounge & Dining Room
- 4 Bedrooms & Bathroom
- South Easterly Facing Rear Garden
- Heatherside & Courtmoor Catchment
- Entrance Hall & Cloakroom
- Kitchen & Breakfast Room
- Gas Radiator Heating & Double Glazed Windows
- Single Garage & Driveway
- No Onward Chain

Selbon Estate Agents are delighted to offer this extended detached family home to the market, situated in a cul de sac, ideally situated in the catchment area for Fleet's sought after schools, including Heatherside primary and Courtmoor secondary.

This well loved family home is coming to the market for the first time since 1982 and offers the opportunity for those either seeking a spacious home to make their own but with the scope to be extended and remodelled and will also suit those looking to create their forever home (STPP).

There is a covered entrance with the front door leading to the bright and spacious entrance hall with stairs to the first floor with a storage cupboard below and doors leading to the lounge, dining room, kitchen and downstairs cloakroom.

The 19ft lounge has a stone built fireplace and double doors leading to the dining room, which in turn has a door to the entrance hall and double glazed French doors to the rear garden.

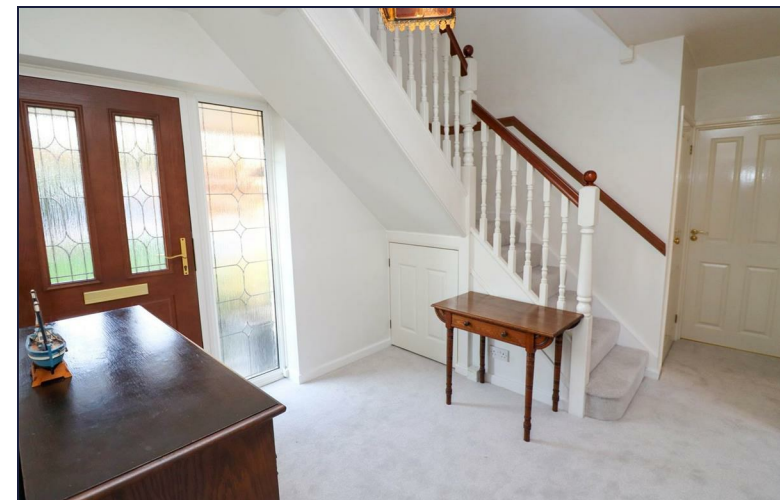
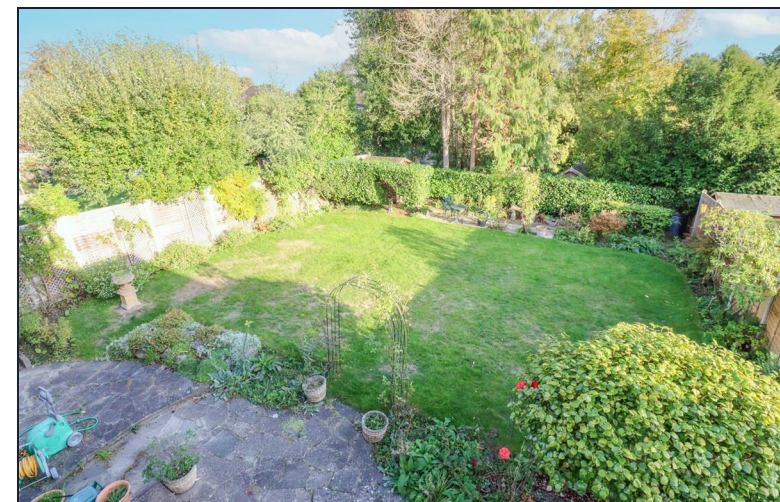
The kitchen over looks the garden and has ample worksurfaces with a breakfast bar, eye and base level storage cupboards and some integrated appliances, there is open plan access to an extension which is currently used as a breakfast room but could potentially be converted into a utility room or knocked through to create a larger kitchen, subject to normal building regulations.

The first floor landing has access to the loft and there are doors leading to 4 good size bedrooms and the family bathroom.

Further benefits include, gas radiator heating, double glazed windows, a mature south easterly facing rear garden with a high degree of privacy, front garden, driveway for several cars and an integral garage.

Situated within walking distance or a short drive from Fleet town centre, mainline railway station and many other facilities, there is more local access to shops, schools, doctors surgery & plenty of outdoor walking and cycling routes.

Offered with no onward chain an early viewing is highly recommended.









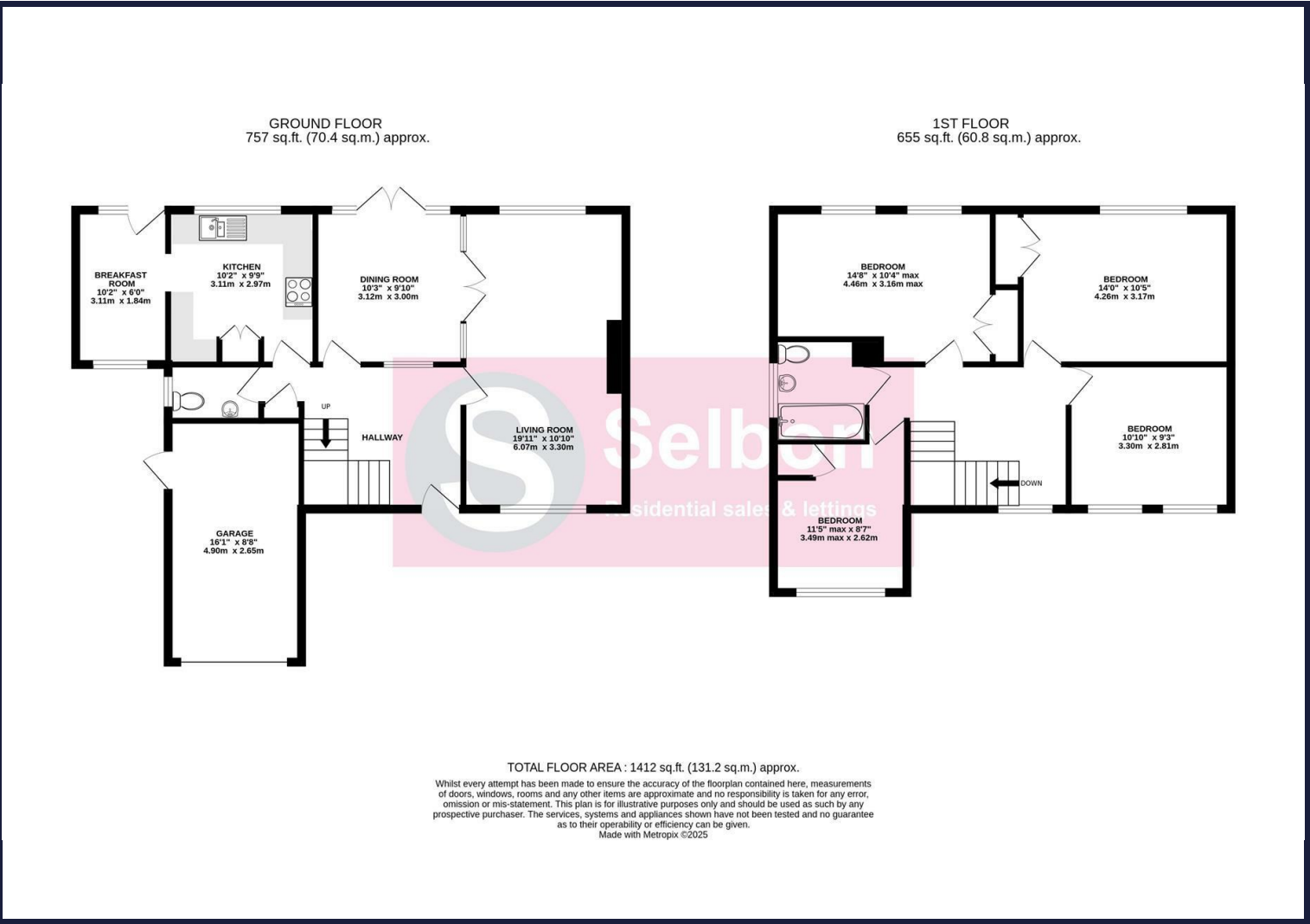








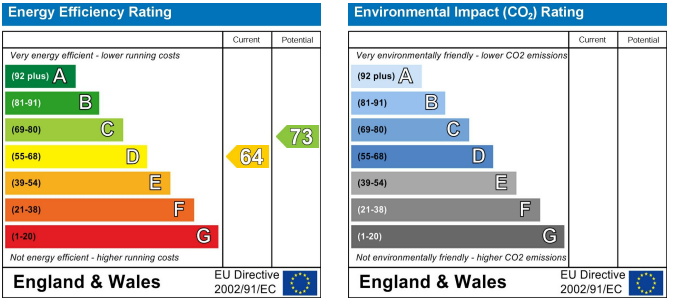
Floor Plans



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

Council Tax Band: F

We give notice that these particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR). They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Selbon has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.