



Selbon

Residential sales & lettings

Lea Springs, Fleet,
Hampshire, GU51 5AS

Offers in excess of £425,000 Freehold



01252 979300

Selbonproperty.co.uk

- No Onward Chain
- Four Bedrooms
- Two Reception Rooms
- Bathroom
- Enclosed Rear Garden
- Garage in a block
- Scope to Extended STPP
- Kitchen
- Downstairs WC
- Close Proximity of Local Schools

Selbon Estate Agents are delighted to offer to the market this four-bedroom semi-detached home which is situated within close proximity to local schools and Fleet town centre. Benefits to this property include two reception room, an enclosed rear garden, garage and scope to extend STPP.

Accommodation comprises of a spacious entrance hall with a downstairs W.C and direct access to the dining room which opens into the living room. Within the living room you have wonderful views over the rear garden, as well as direct access through a set of French doors to the garden area. The kitchen offers a range of fully fitted integrated appliances including oven, hob and space for additional appliances. Within the kitchen you have access to the garden.

On the first floor the property offers four bedrooms with the main bedroom benefitting from fitted wardrobes and one bedroom offering a en-suite shower. The first-floor accommodation is finished with a family bathroom which offers toilet, sink and bath with shower overhead.

The well-presented rear garden is enclosed with mature hedgerow and wood panel fencing with a generous lawn area and a mixture of flowers, shrub borders and trees. Outside the rear of the property, you will find a patio area ideal for al fresco dining.

Outside the front you have a garage in a block with offers parking inside the garage or ample storage for the property.

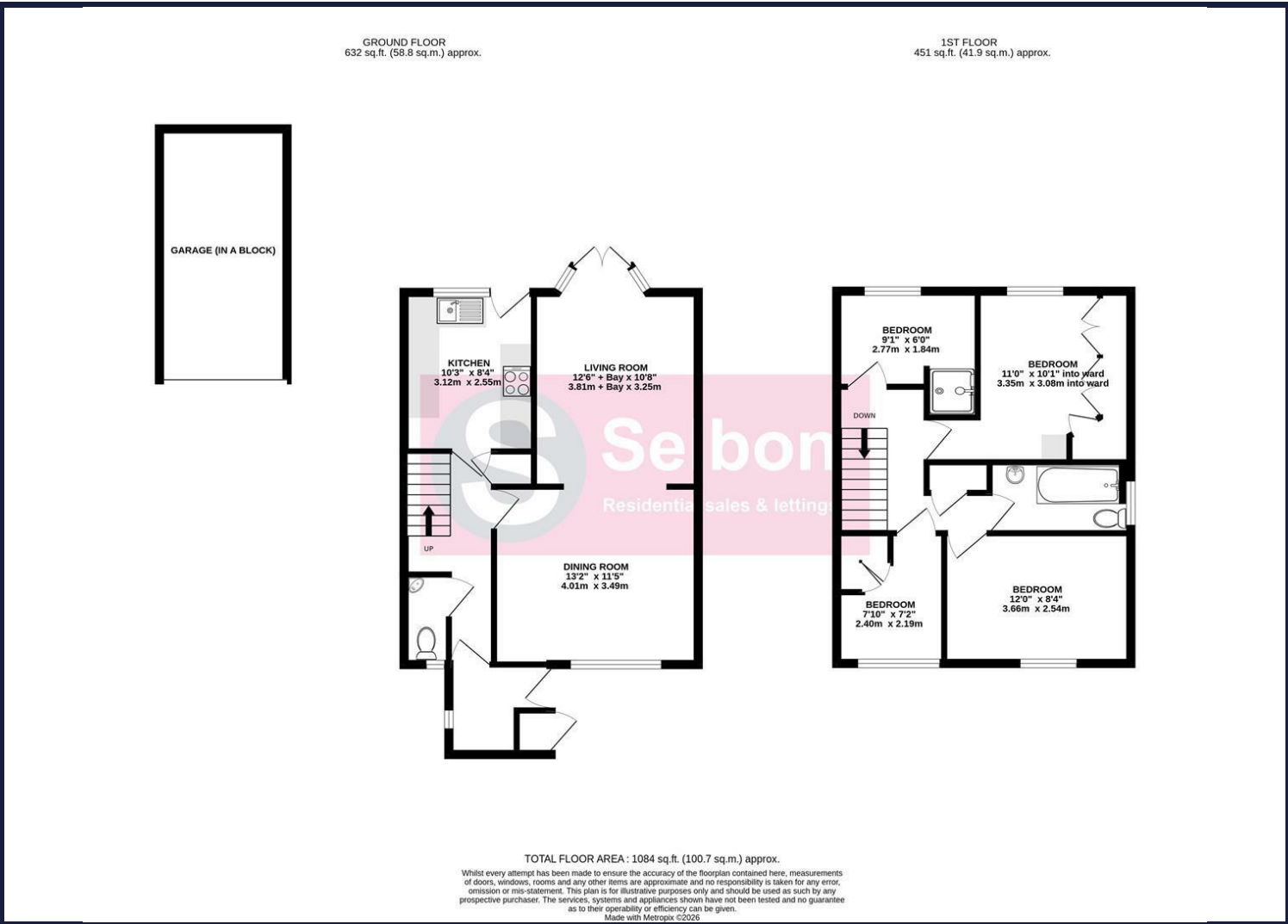
The current school catchment areas include: Tavistock Infant School, All Saints CE Junior School and Calthorpe Park Secondary School.

There is easy access to Fleet town centre with an array of shops, bars and restaurants, as well as Fleet mainline railway station with fast trains to London Waterloo.





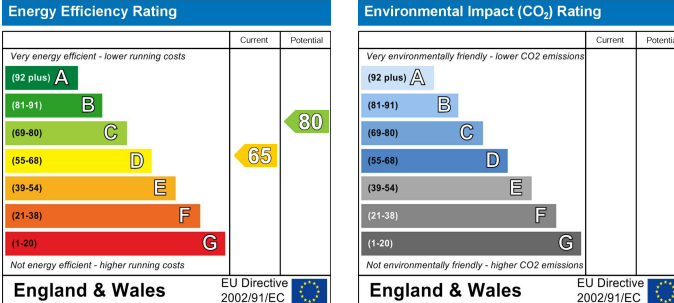
Floor Plans



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: D

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