



**Selbon**  
Residential sales & lettings

Basingbourne Road, Fleet,  
Hampshire, GU52 6TG  
Offers over £800,000 Freehold



**01252 979300**  
Selbonproperty.co.uk

- Six Bedroom Detached Bungalow
- Three Reception Rooms
- Utility Room
- Parking For Multiple Vehicles
- Close To Schools, Shops And Basingbourne Park
- Three Bathrooms
- Kitchen/Dining Room With Central Island, Bi-Folding Doors Onto Garden And Skylights
- Garden With Outbuilding Ideal For Home Office
- Gated Property For Additional Security And Privacy
- Ideal Home For Multi-Generational Living

Selbon Estate Agents are delighted to offer to the market this deceptively spacious six bedroom detached bungalow offering over 2000 Sq.Ft. of accommodation situated in the Courtmoor area of Fleet.

The property has undergone significant extension and refurbishment in recent years and offers very versatile living accommodation.

The current school catchment in this area includes: Heatherside Infant School, Heatherside Junior School and Court Moor School.

The living room is situated to the rear of the home as is over 17Ft. in length and offer bi-folding doors onto the rear garden. The modern kitchen/dining room is over 18Ft. in length and offers a range of base and eye level storage cupboards, integrated dual ovens, fridge freezer, dishwasher, central island with a four burner induction hob with rising extractor fan, dual skylights and bi-folding doors onto the rear garden. This room leads into the breakfast room, which has previously been utilised as a study. The hallway also gives access into a family room, utility room and six double bedrooms, with the principal bedroom also benefitting from an en-suite shower room with W.C., wash basin as shower cubicle. There are also an additional two washrooms, including the tiled family bathroom with W.C., ceramic wash basin, bathtub with glass shower screen and wall mounted shower.

Other notable features include gas central heating and UPVC double glazing throughout the home.

The rear garden offers a tiled patio, ideal for al-fresco dining, lawn and outbuilding, ideal for anyone looking to work from home. To the front there is a paved driveway for multiple vehicles behind the electric gates.

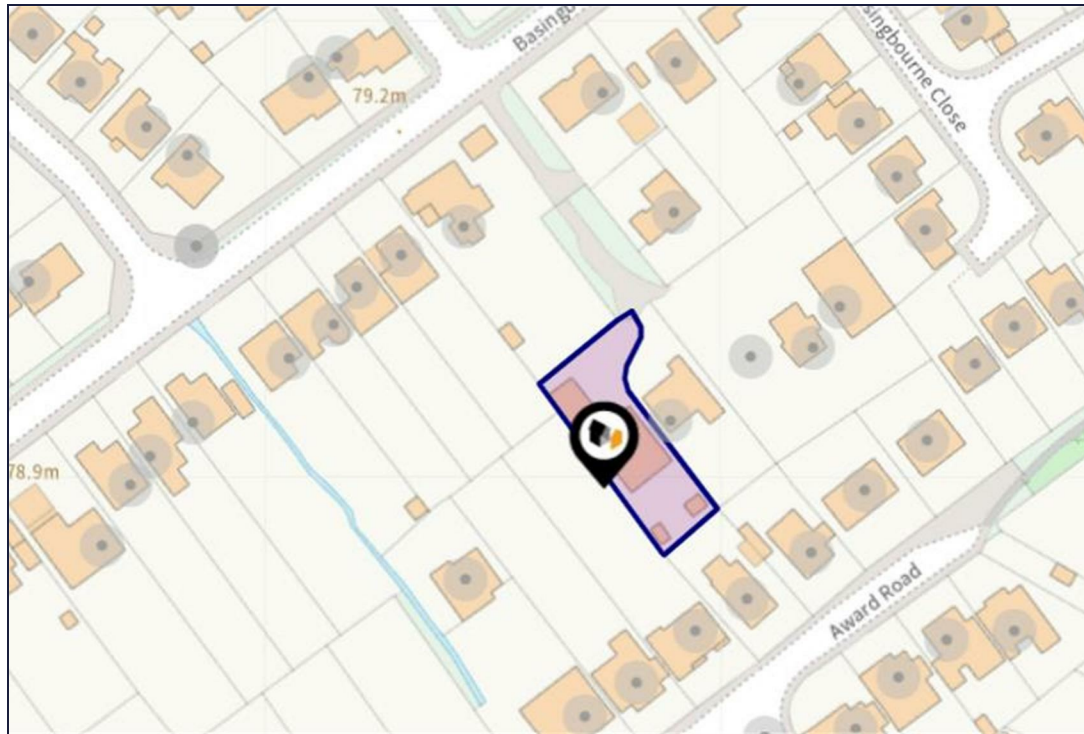
The property is located within close proximity of local shops and schools and is a short distance from Fleet town centre with an array of shops, bars and restaurants, Fleet mainline railway station and access to the M3 are a short drive away and there is easy access to a wealth of walking, running and cycling routes.





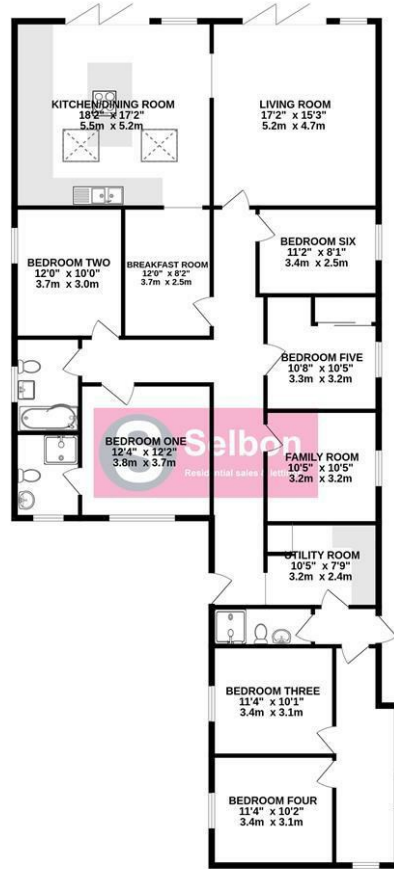








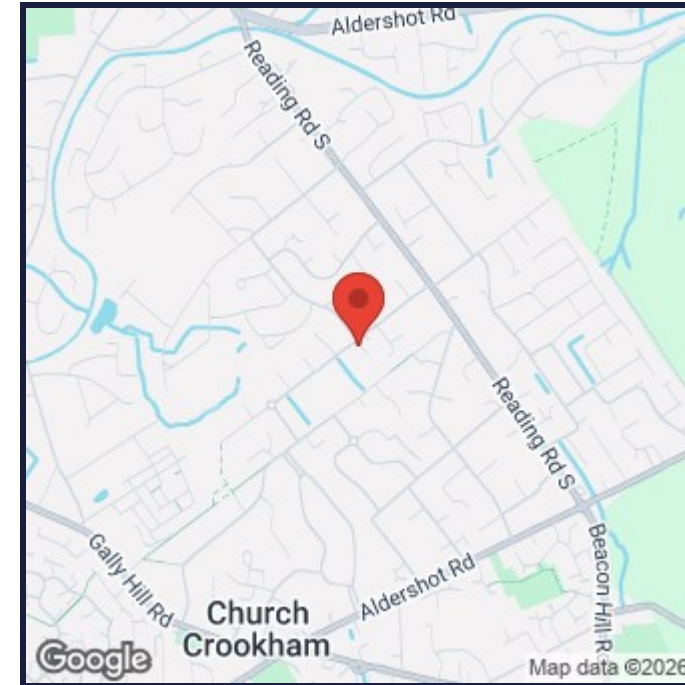
## Floor Plans



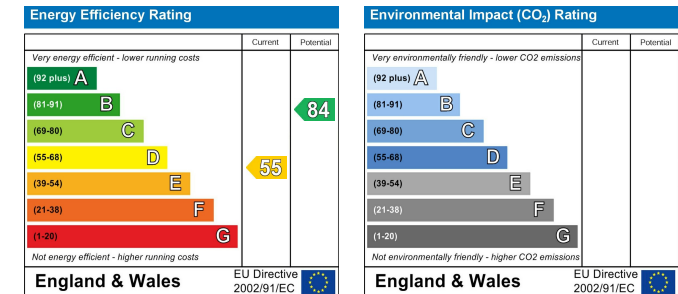
GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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: E

### Selbon Property Services Ltd

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