



Selbon

Residential sales & lettings

Wood Lane, Fleet,
Hampshire, GU51 3ED
Guide price £750,000 Freehold



01252 979300
Selbonproperty.co.uk

- 0.25 of an Acre Plot
- Close Proximity of Fleet Pond
- Single Garage
- Scope to Extend STPP
- Two Bathrooms
- Sought After Location
- Ample Driveway Parking
- Spacious and Flexible Accommodation
- Three Reception Rooms
- Conservatory

Selbon Estate Agents are delighted to offer to the market this three/four bedroom detached family home which is situated within the sought after area of Pondtail in Fleet. Benefits to this property include three reception rooms, garage with ample driveway parking, two bathrooms and a plot measuring around 0.25 of an acre.

Accommodation comprises of a spacious entrance hall leading to the light and airy living room with a feature fireplace and access through a set of French doors to the conservatory. Within the conservatory you have wonderful views over the rear garden. Next to the living room the family room can be found which could be used as bedroom four. Situated at the front of the property and overlooking the front of the house is where the dining room is found. The kitchen offers a range of units, work surfacing, integrated appliances and additional appliance space. Off the kitchen the boot room is located which offers access to the rear garden and space to be used as a utility room. The ground floor accommodation is finished with a downstairs W.C.

On the first floor the property offers three generous bedrooms with the main bedroom benefiting from an ensuite shower room and ample storage. The first-floor accommodation is finished with further storage and the family bathroom which offers a separate bath with shower overhead, toilet and sink.

Outside the spacious enclosed and charming garden is mainly laid to lawn with well-established flowers, shrub beds and trees throughout. Within the garden you have several outbuilding and access to the 21ft garage/workshop.

The front of the property is enclosed by mature hedgerow and offers ample driveway parking and access to the garage and garden.

The location of the property is fantastic for those who love the outdoors with Fleet Pond & Nature Reserve just around the corner, offering walking, running and cycling routes.





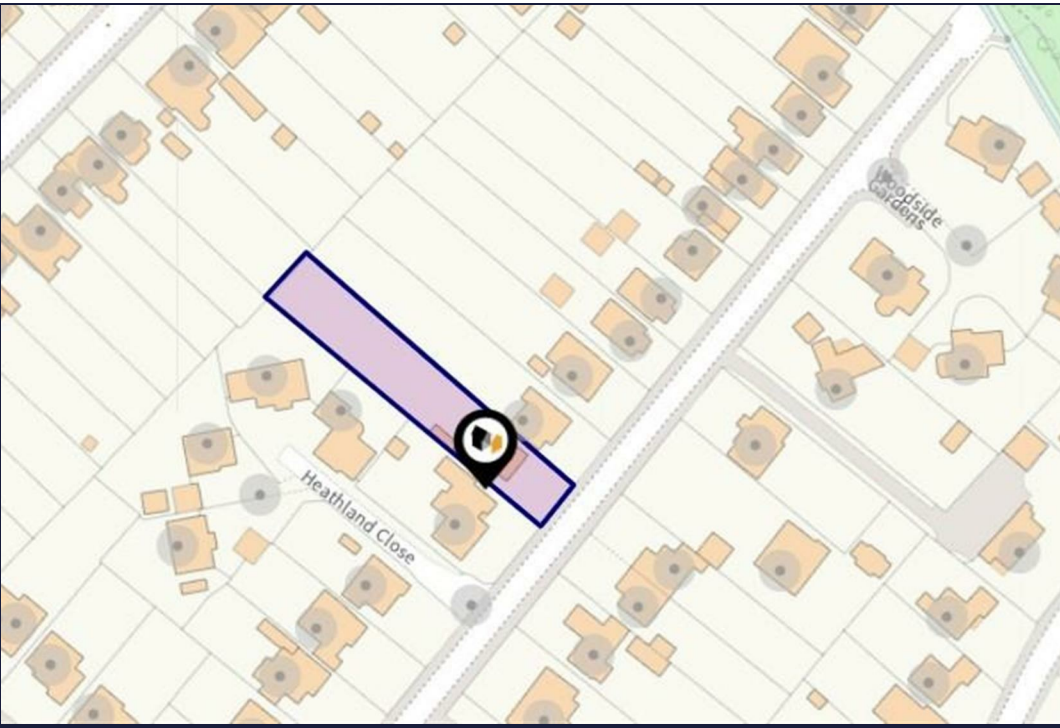




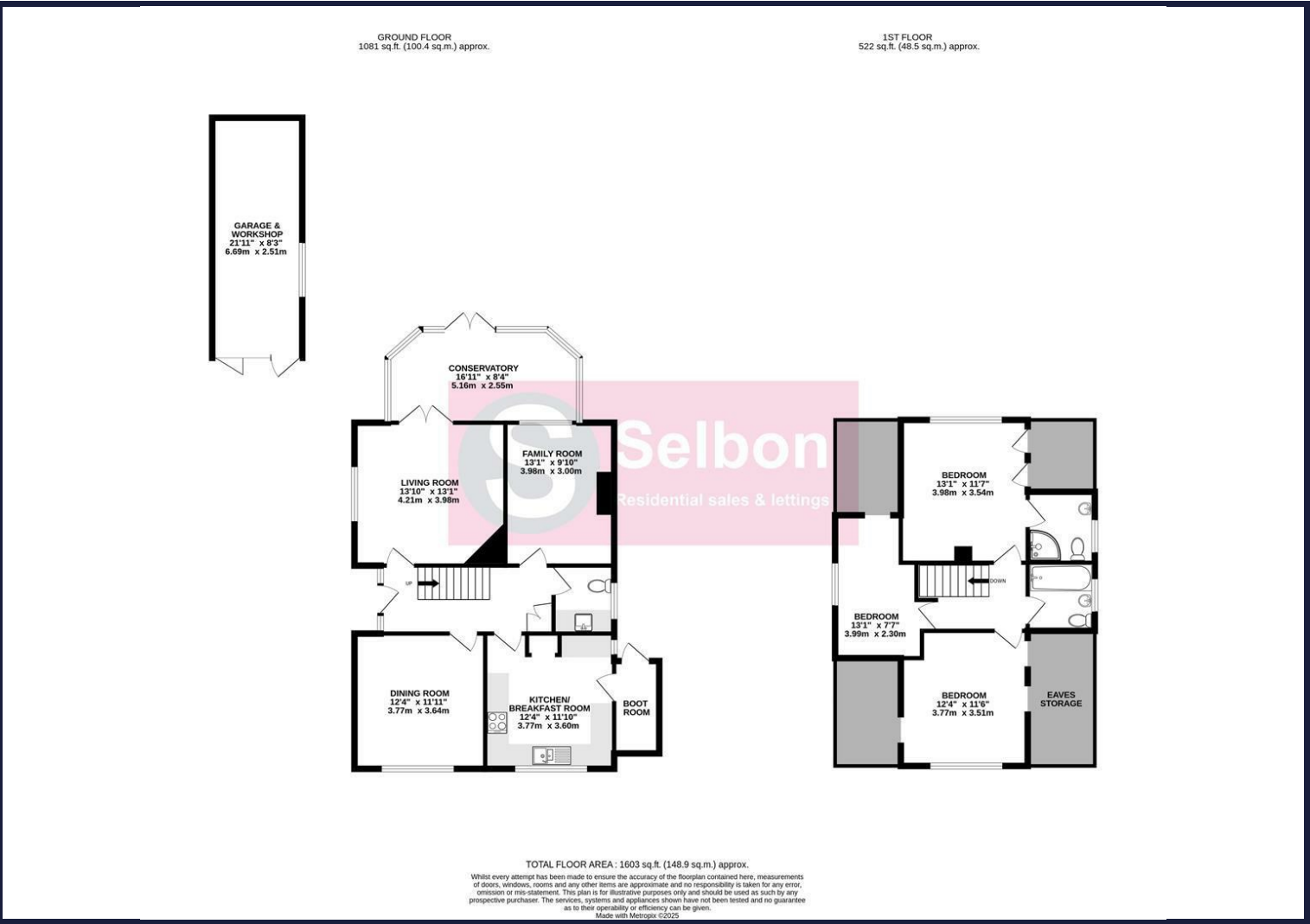








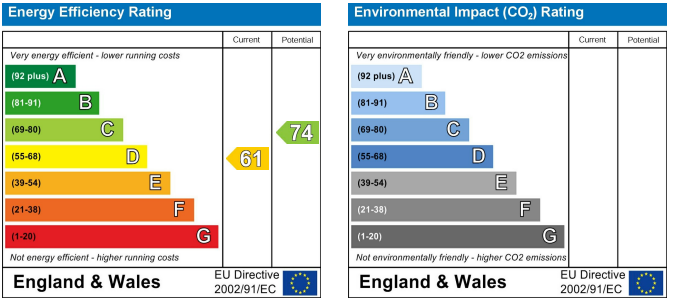
Floor Plans



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

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