



Selbon

Residential sales & lettings

Drovers End, Fleet,
Hampshire, GU51 2XB
Guide price £475,000 Freehold

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01252 979300
Selbonproperty.co.uk

- Three Bedroom Family Home
- Kitchen/Breakfast Room
- En-Suite Shower Room & Family Room
- Corner Position In Cul-De-Sac
- Close to Local Amenities
- Living Room
- Orangery
- Garage (Part Converted to Office)
- Driveway Parking
- Close to Fleet Train Station

Selbon Estate Agents are delighted to offer to the market this three bedroom family home, ideally situated on the popular Ancells Farm development.

The property has been updated by the current owners and offers a stunning kitchen/breakfast/family room with bi-folding doors opening into a south facing rear garden.

Within the kitchen/breakfast/family room this space offers an attractive skylight giving the room plenty of natural light. The kitchen has been re-fitted to a high standard and offers a functional island with a range of appliances including double oven, induction hob, dishwasher and additional appliance space.

Access to the garden can be found through a set of bi-folding doors from the family room and just off the kitchen you will find the refitted downstairs W.C. The 19ft living room, offers a feature gas fireplace and plenty of storage.

The first floor offers three bedrooms with the main bedroom benefitting from built-in wardrobes and a refitted en-suite shower room. The first-floor accommodation is finished with the main bathroom which offers a wash basin, W.C and bath with shower overhead.

Externally the Southerly facing garden has been re-modelled by the current owners and features some attractive landscaping and planting. The garden is mainly laid to lawn with a patio area immediately to the rear and a decking area by the garage with a brick-built BBQ.

The garage has been converted to create a gym or home office with storage found at the front. The property also offers driveway parking.

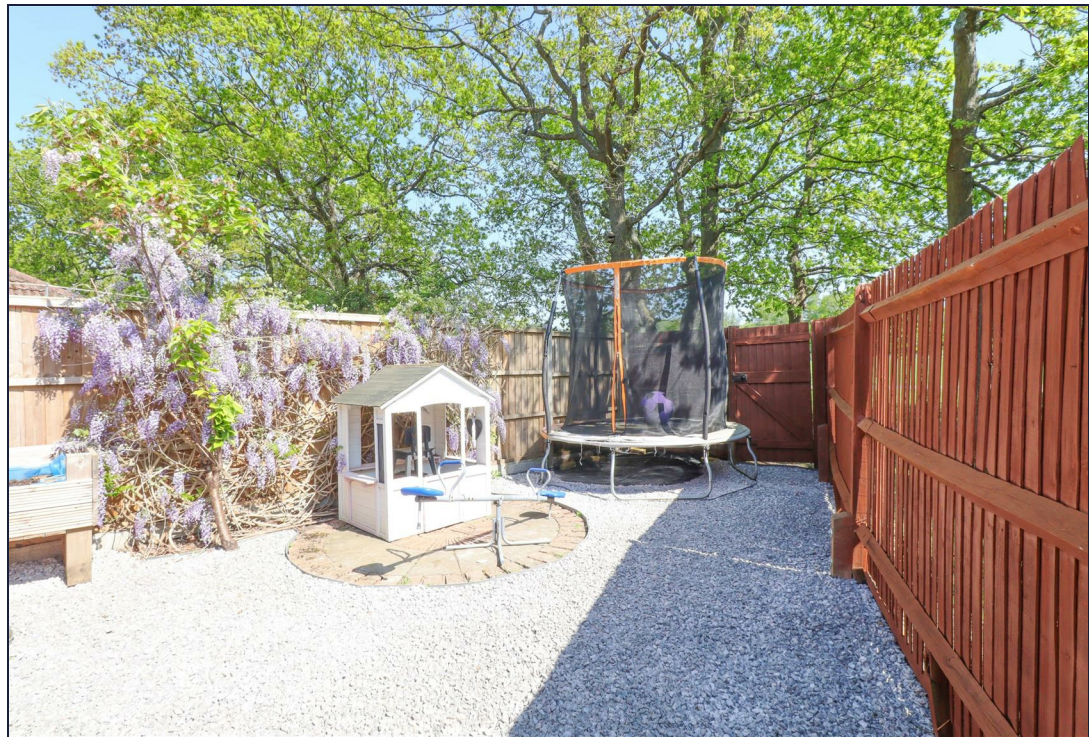
Ancells Farm has a local parade of shops with a Tesco's express, hairdressers, café and a fish and chip shop all within close proximity. Also Ancells Farm has the added benefit of a local pub, bus stops, park and easy access to Fleet Pond and Fleet Train Station.





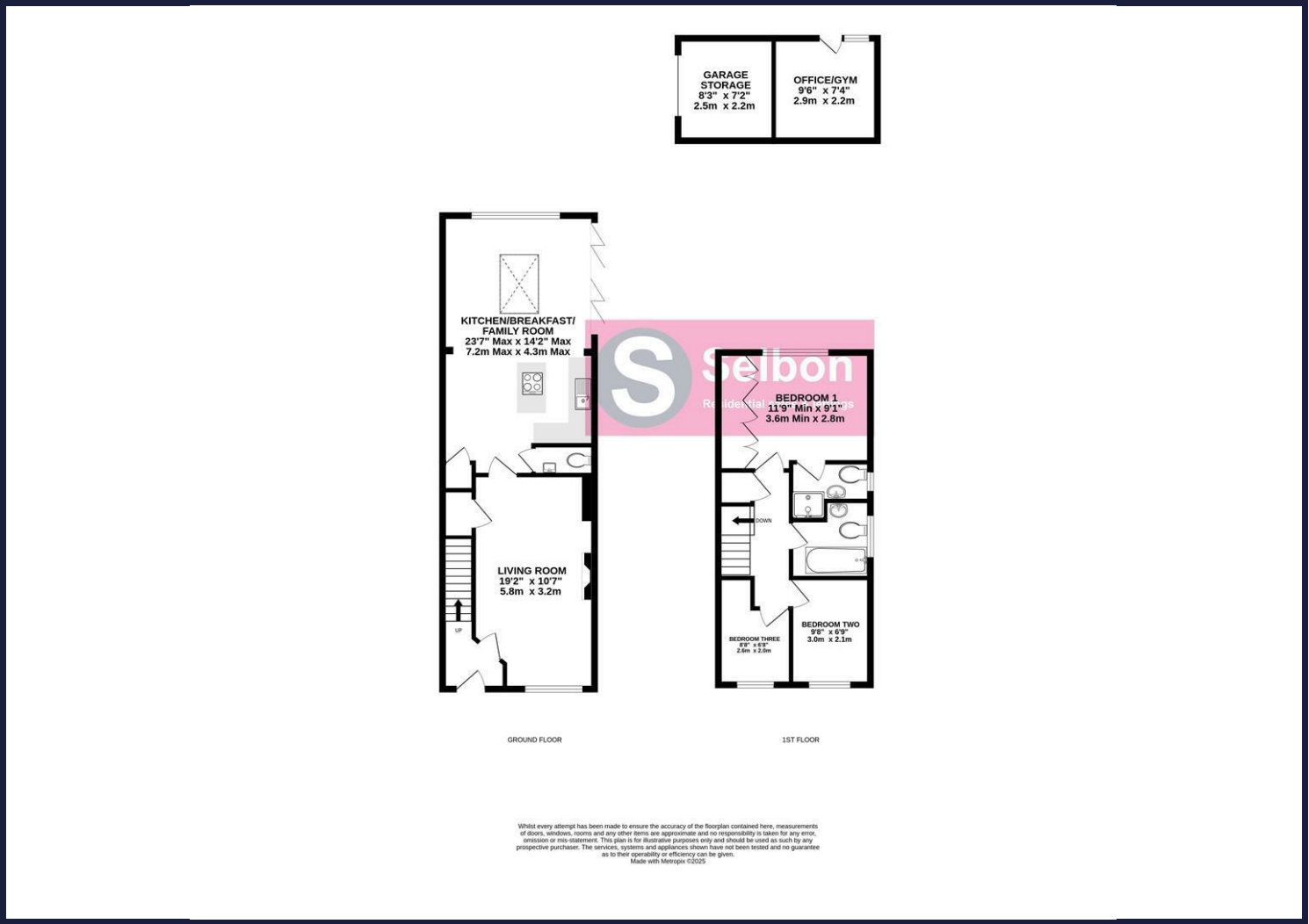








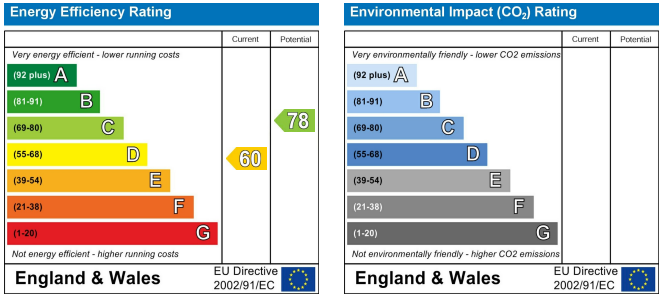
Floor Plans



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

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Council Tax Band: D