



Selbon

Residential sales & lettings

Hereford Mead, Fleet,
Hampshire, GU51 2TN
Offers over £700,000 Freehold



01252 979300
Selbonproperty.co.uk

- Detached Family Home
- Re-Fitted En-Suite Shower Room & Family Bathroom
- Kitchen & Utility Room
- Mature Rear Garden Measuring Approx. 80ft.
- Under 1 Mile Distant From Fleet Train Station
- Four Bedrooms
- 22ft. Living Room & Dining Room
- 22ft. Conservatory, Study & Cloakroom
- Driveway Parking & Double Garage
- Cul-De-Sac Location

Selbon estate agents are delighted to offer to the market this fantastic four bedroom detached family home situated in a cul-de-sac location on the popular Ancells Farm development. The property is located within close proximity to Fleet mainline train station, local amenities, Fleet Pond & Nature Reserve.

On entering the property you are welcomed into a reception hallway with stairs to the first floor and storage cupboard below.

Accommodation includes: 22ft. living room which opens to the dining room and also has a feature fireplace and French doors to the conservatory. The conservatory measures 22ft. with views over the rear garden. In addition there is also a study and a cloakroom.

The kitchen comprises; eye and base level cupboard and drawer units under a roll top work surface. Inset sink with mixer tap, built-in double oven, hob with extractor over and dishwasher. Space for upright fridge/freezer. Opening from the kitchen is a utility area with further cupboard and worktop space and door leading to the side of the property.

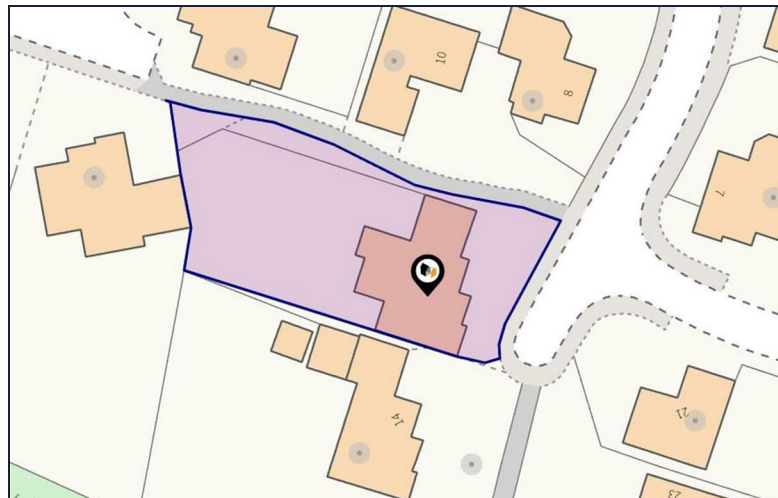
To the first floor are four bedrooms and a family bathroom. Bedroom one benefits from built-in wardrobes and a re-fitted en-suite shower room. Bedroom two also has a built-in wardrobe.

The rear garden measures approximately 80ft, in length (from the back of the patio/garage) by 50ft. in width. The garden is predominately laid to lawn with mature planting and patio area.

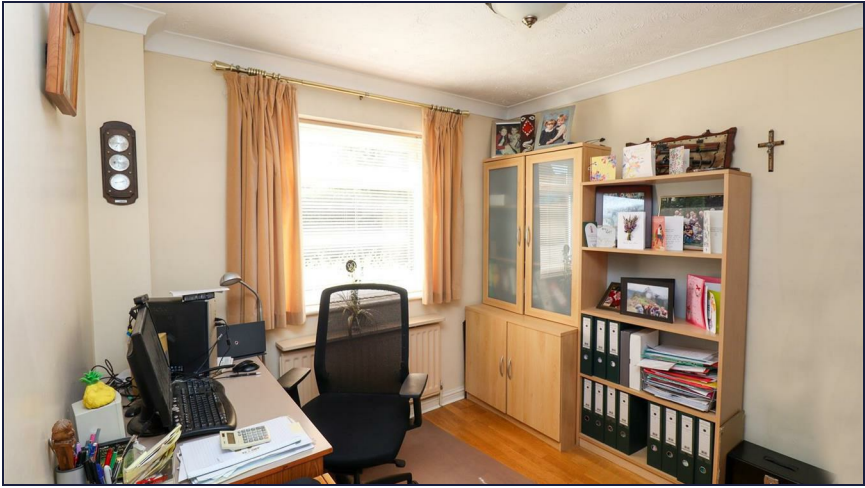
To the front is a further area of lawn. The driveway provides off-street parking for several vehicles and leads to a double garage.

The current school catchment areas include: Fleet Infant school, Velmead Junior school and Calthorpe Park Secondary school.

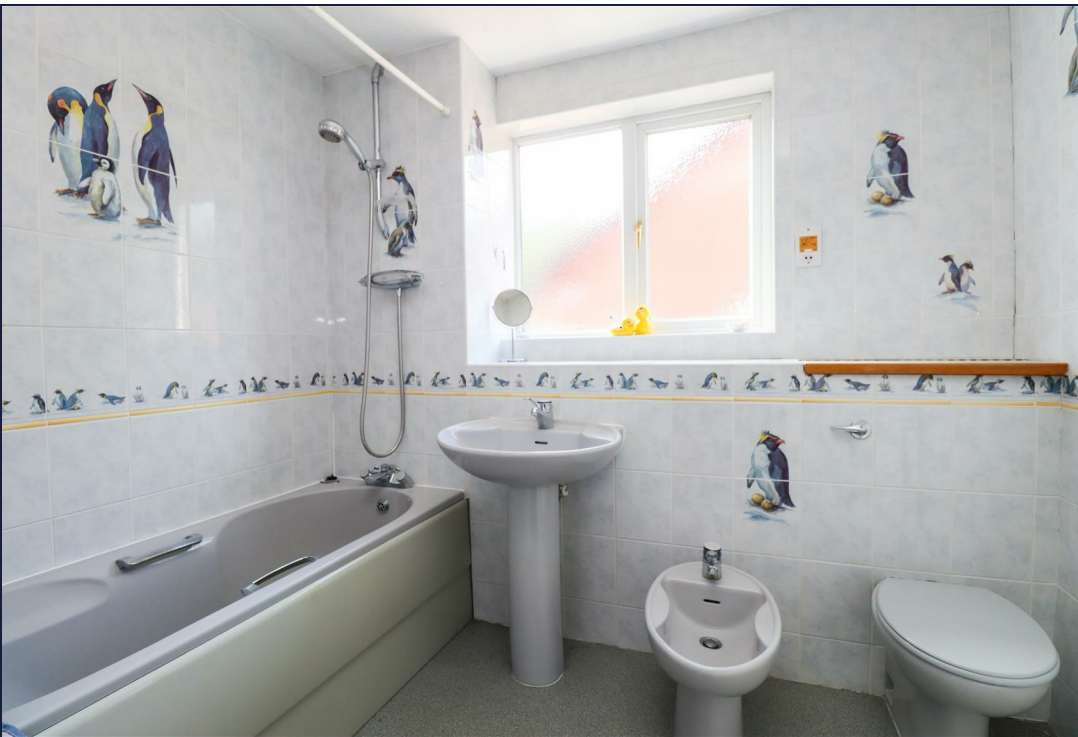
Fleet town centre boasts shopping facilities, bars, restaurants and coffee shops. For the commuter the property is under 1 mile distance from Fleet train station with trains to London Waterloo in under 40 minutes. For those that like the outdoors there is also easy access to walking, running and cycling routes







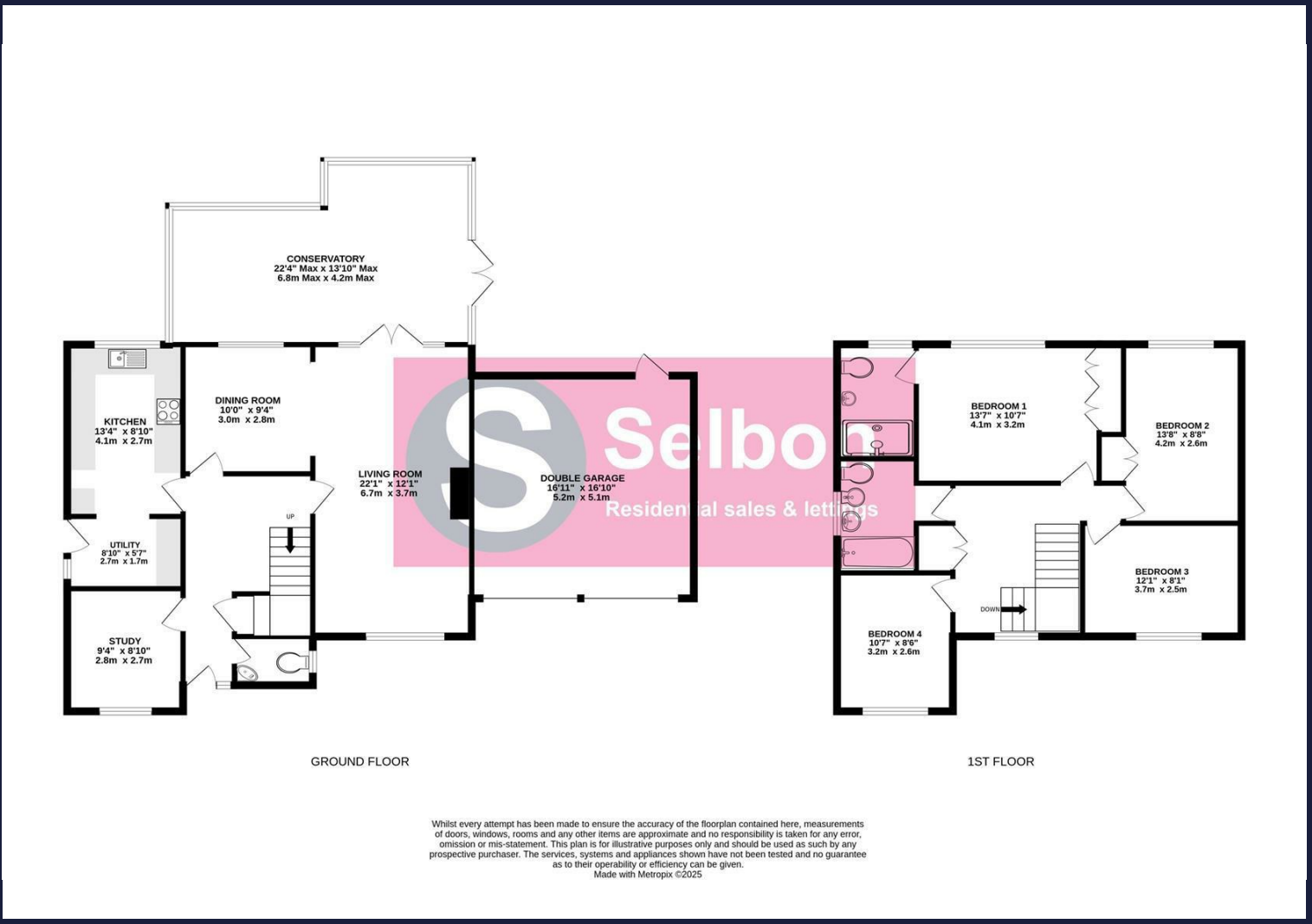








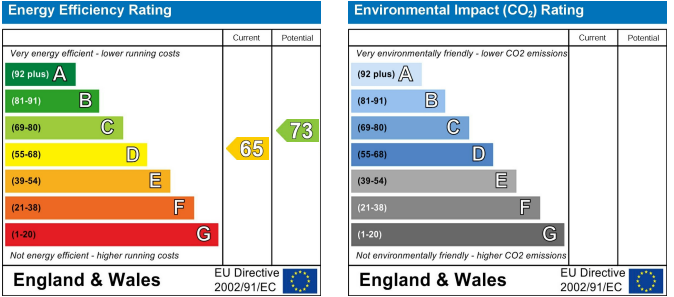
Floor Plans



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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