



**Selbon**

Residential sales & lettings

Basingbourne Road, Fleet,  
Hampshire, GU52 6TQ

Offers over £425,000 Freehold



**01252 979300**

Selbonproperty.co.uk

- Semi-Detached Family Home
- 17ft. Kitchen/Breakfast Room
- Entrance Hallway & Cloakroom
- Enclosed Rear Garden Backing Onto Woodland
- Close to Basingbourne Park & Amenities
- Three Bedrooms
- Living/Dining Room
- En-Suite Shower Room & Family Bathroom
- Driveway Parking & Garage (Converted)
- Courtmoor Catchment Area

Selbon Estate Agents are delighted to offer to the market this three bedroom semi-detached family home, ideally situated in this non-estate location in Fleet. The property was built circa 2000 and offers fantastic living accommodation as well as backing onto Basingbourne woods.

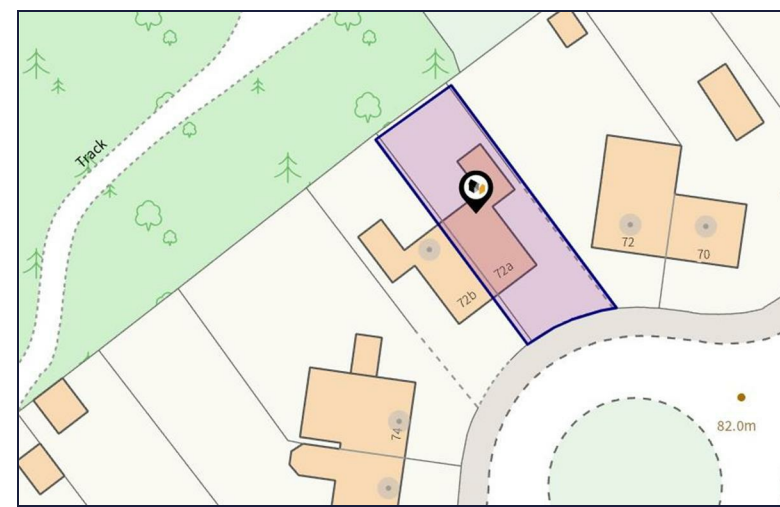
The current school catchment area includes: Heatherside Infant & Junior schools as well as Courtmoor Secondary school.

On entering the property you are welcomed into a reception hallway with stairs to the first floor and cloakroom. The kitchen/breakfast room measures 16ft. in length with front aspect bay window. The kitchen comprises eye and base level cupboard and drawer units under a roll top work surface. Inset sink with mixer tap, built-in appliances include; oven, hob with extractor over and dishwasher. Space and plumbing for washing machine and upright fridge/freezer. The generous living/dining room has French doors to the rear garden and a storage cupboard.

To the first floor are three bedrooms (all with built-in wardrobes) and a family bathroom. Bedroom one benefits from an en-suite shower room.

Externally the well-stocked rear garden is predominately laid to lawn with mature evergreen borders. Immediately to the rear of the property is a patio area and gate leads to the front. We are advised that a small strip of land at the rear of the garden is owned by the neighbouring property and whilst the current owner was unaware at time of purchase we wish to be transparent with our listing. For further information please contact a member of the team.

To the front is a further area of lawn with planting. The driveway provides off-street parking for several vehicles which leads to a garage. The garage has been converted into a garden room/studio but the original garage door is still in situ, should you wish to convert the room back to a garage.





Blomberg







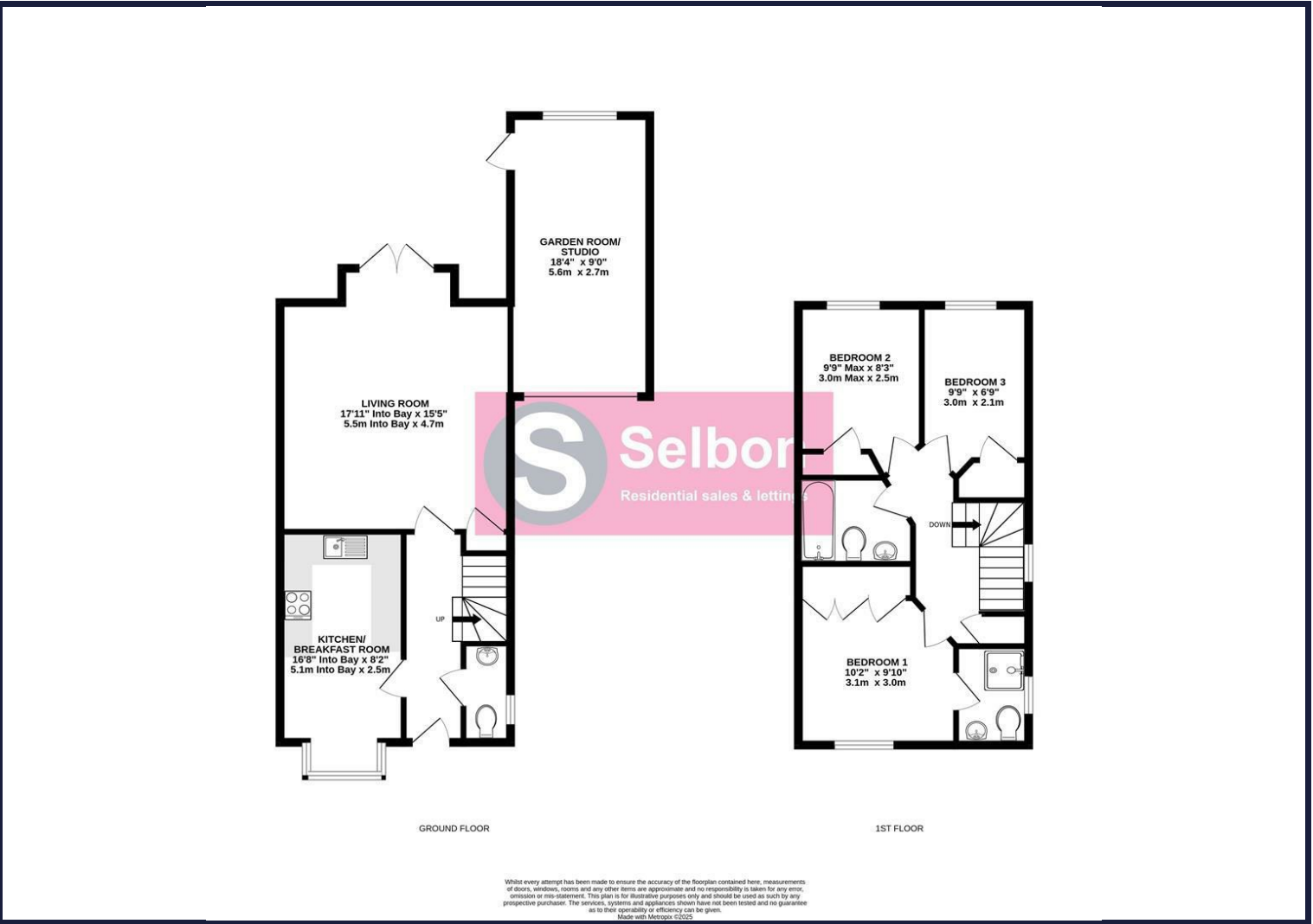




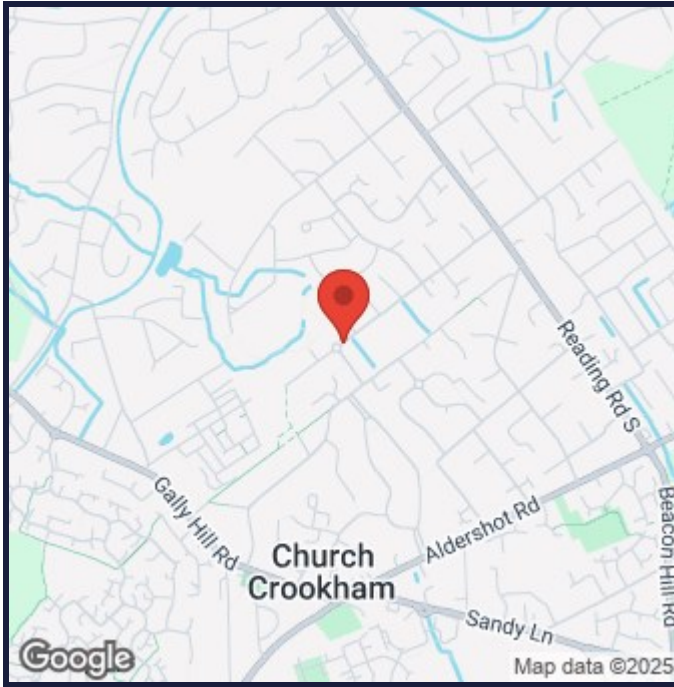




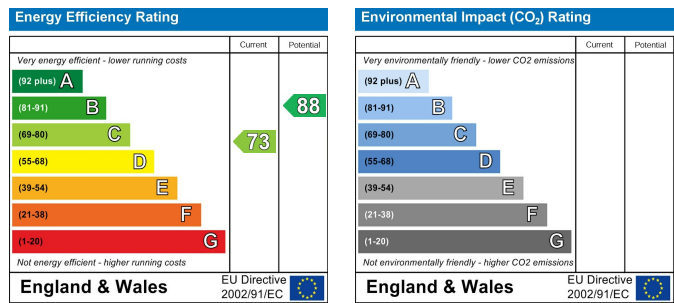
Floor Plans



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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