



- Three Storey Town House
- Four Bedrooms
- Family/Dining Room & Living Room
- Family Bathroom
- Garage (Not Part of Freehold Land)

- Elvetham Heath Development
- Re-Fitted Kitchen/Breakfast Room
- Two En-Suite Shower Rooms
- Allocated Parking Space
- Approx. 1 Mile (Walk) to Fleet Station

Selbon Estate Agents are delighted to offer to the market this four bedroom town house, ideally situated on the popular Elvetham Heath development with views over open space.

The current owners have meticulously upgraded and decorated the property which is offered for sale in excellent order throughout.

On entering the property you are welcomed into a reception hallway with stairs to the upper floors, storage cupboard and cloakroom.

The 27ft. kitchen/dining/family room is a particular feature of the property with the benefit of doors leading to the garden. This stunning open space is ideal for entertaining and relaxing with family.

The re-fitted kitchen comprises; eye and base level cupboard and drawer units under a Quartz work surface. Inset sink with mixer tap, space for Range cooker, space and plumbing for dishwasher and washing machine.

To the first floor there is a living room with double rear aspect window and a bedroom with en-suite facilities.

To the second floor are the remaining three bedrooms and a family bathroom. Bedroom one benefits from built-in wardrobes and an en-suite shower room.

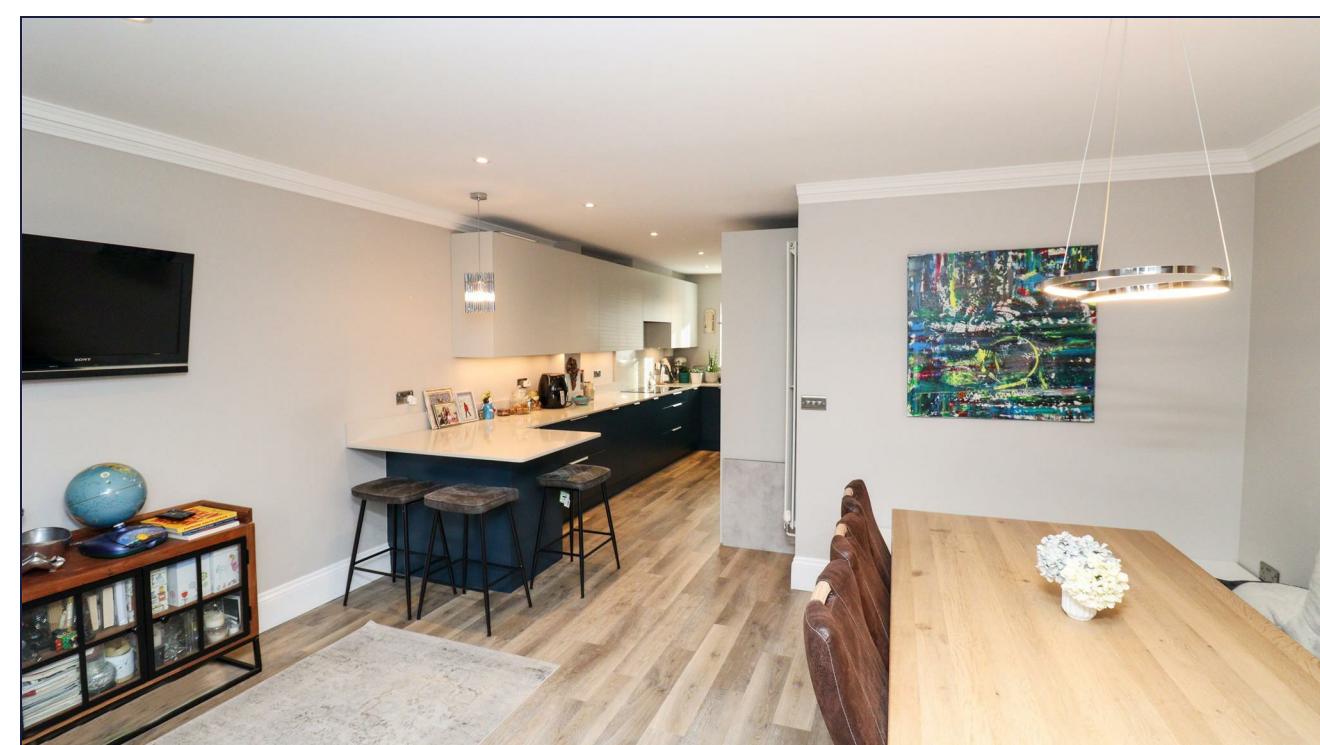
The enclosed rear garden is laid to lawn with patio area immediately to the rear of the property. A gate provides access to the parking area where there is an allocated parking space. There is also a garage (which is not part of the Freehold). Ample on-street parking can be found at the front of the property.

Elvetham Heath is conveniently located with facilities including; Morrisons supermarket, pub, church, school and local nature reserve offering pleasant walking and cycle routes.

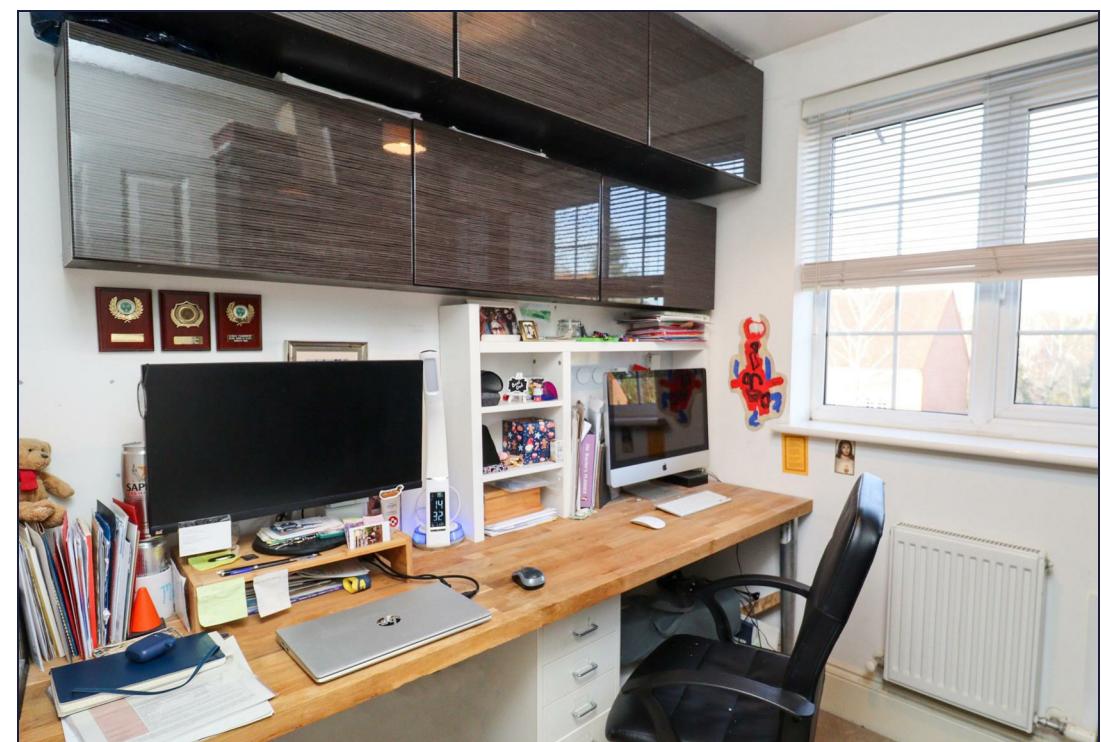
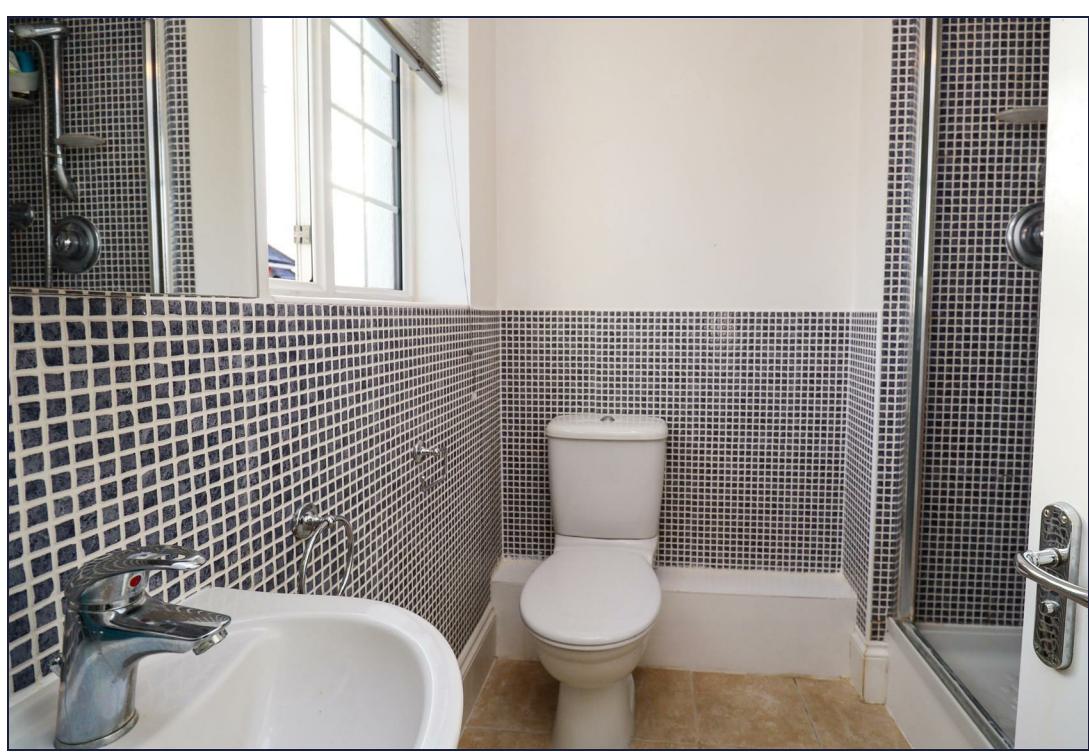
There is easy access to Fleet town centre with an array of shops, pubs and restaurants with Fleet mainline railway station (Waterloo line) also within walking distance. There are excellent communication links including the M3 & M4 motorways as well as the A30 & A3.







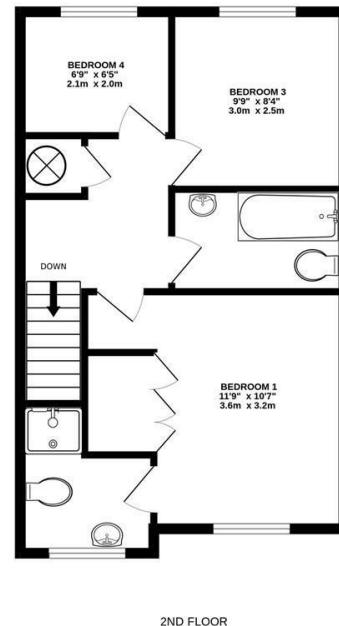
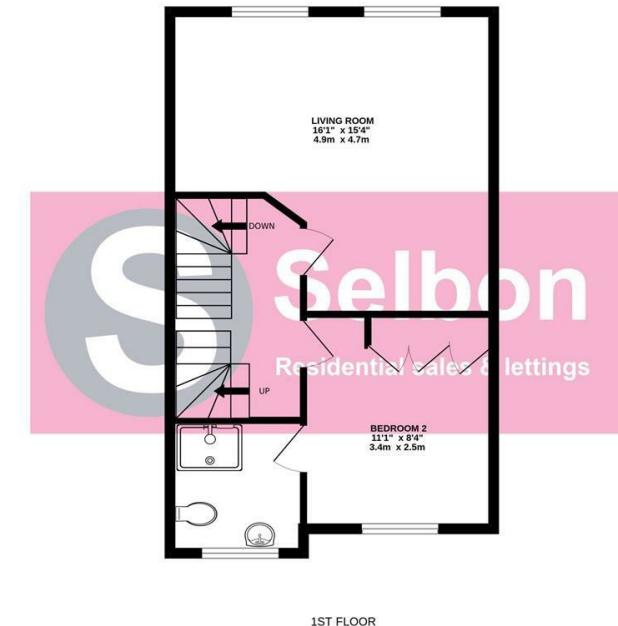
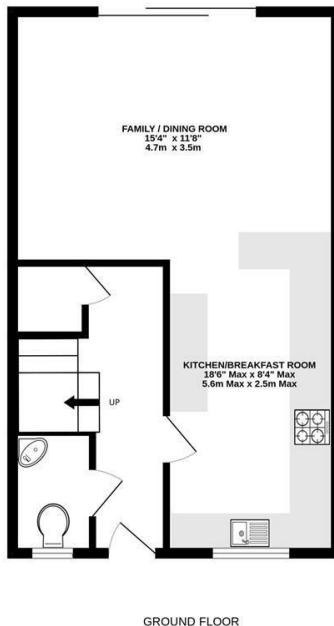








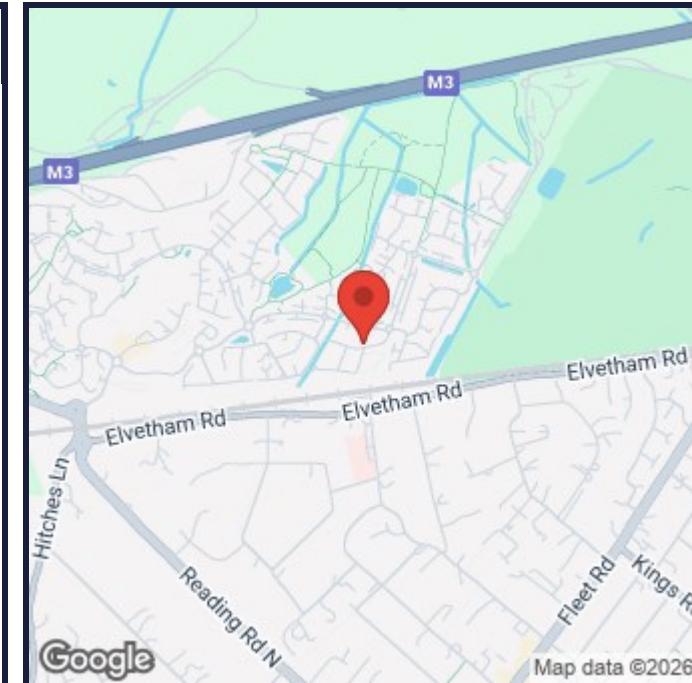
Floor Plans



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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:

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