



Selbon

Residential sales & lettings

Longmoor Court, Fleet,
Hampshire, GU51 1AD
Offers over £475,000 Freehold



01252 979300
Selbonproperty.co.uk

- Four Bedroom Family Home
- Cloakroom & Utility Room
- 16ft. Living Room
- Enclosed Rear Garden
- Elvetham Heath Development
- Versatile Living Accommodation
- Kitchen/Breakfast Room
- En-Suite Shower Room & Family Bathroom
- Allocated Parking & Garage
- No Onward Chain

Selbon Estate Agents are delighted to offer to the market this four bedroom family home, ideally situated on the popular Elvetham Heath development. Set within a secluded position offering a high degree of privacy at the front of the property.

The property is current situated in the school catchment area for Elvetham Heath school and Calthorpe Park secondary school.

The property offers versatile accommodation arranged over three floors, perfect for a growing family or those in need of extra space.

On entering the property you are welcomed into a reception hallway with cloakroom, utility room with appliance space and doors to the garden. Bedroom three/family room and bedroom four can also be found on the ground floor.

To the first floor are a 16ft. living room and a kitchen/breakfast room. The kitchen comprises; eye and base level cupboard and drawer units under a roll top work surface. Built-in appliances include: oven, hob with extractor over and dishwasher.

To the second floor are two further bedrooms and a three piece family bathroom. Bedroom one also benefits from an en-suite shower room.

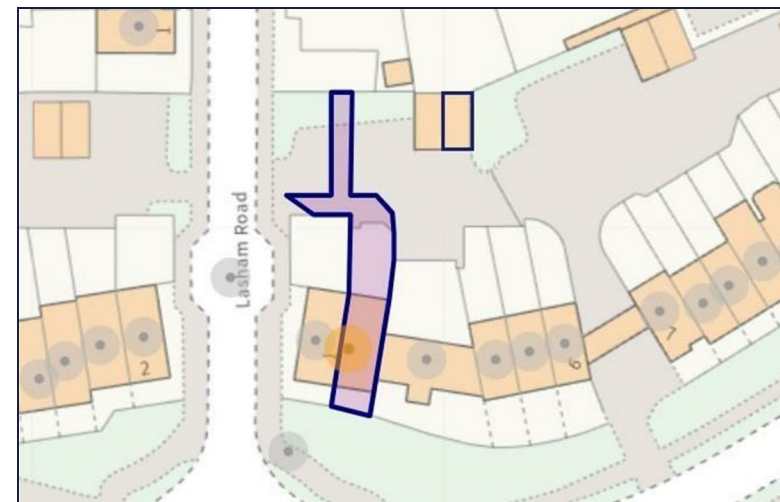
The rear garden garden is split into two levels with one being a decked area with the other being laid to shingle.

A gate leads to the parking behind as well as the garage.

Agents Note: We are advised by the owners, that the property has 2 parking spaces, however, the plan of the home shows a visitors space within the boundary of the home, which is believed to be an error on the plan. Any prospective buyer will need to make their own legal enquiries, before committing to purchasing the property.

Elvetham Heath is conveniently located within walking distance of a Morrison's supermarket, pub, church, school, a local nature reserve offering pleasant walking and cycle routes. Fleet town centre, main line railway station (Waterloo Service) and junction 4a of the M3 are all easy accessible.

Offered with no onward chain, we highly recommend an early viewing.



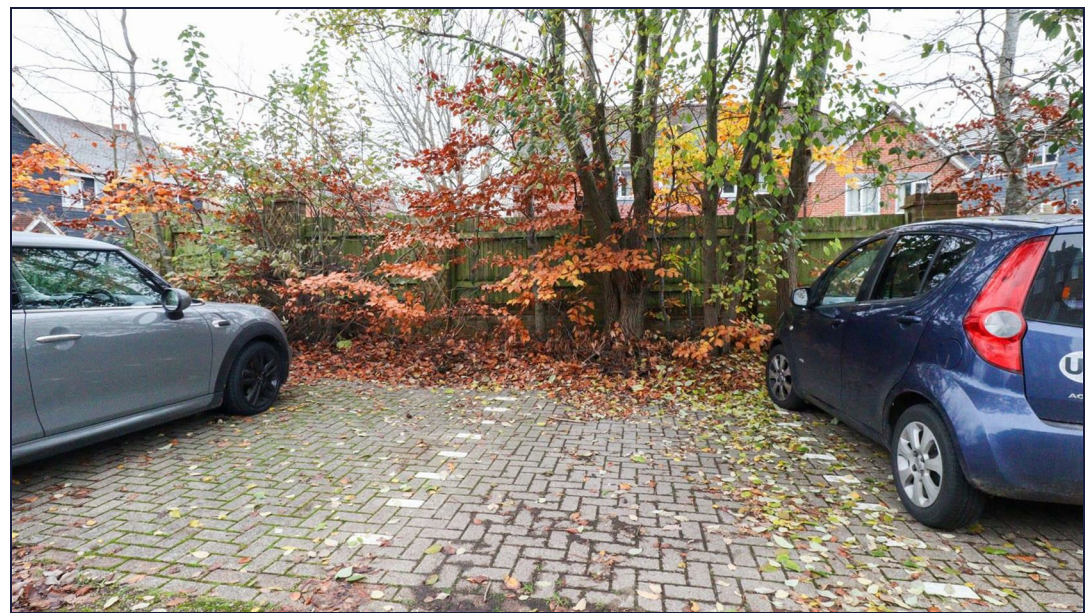




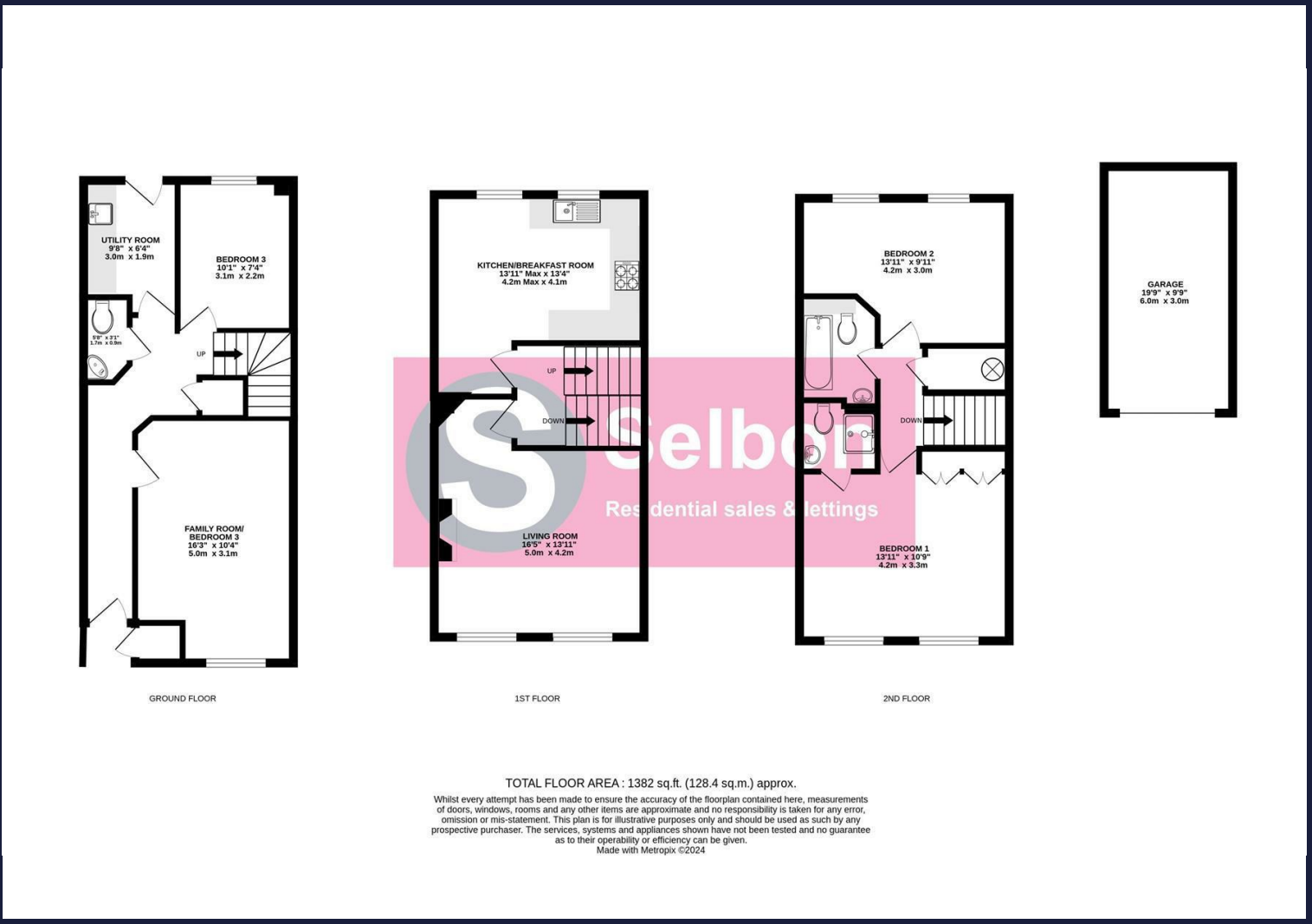








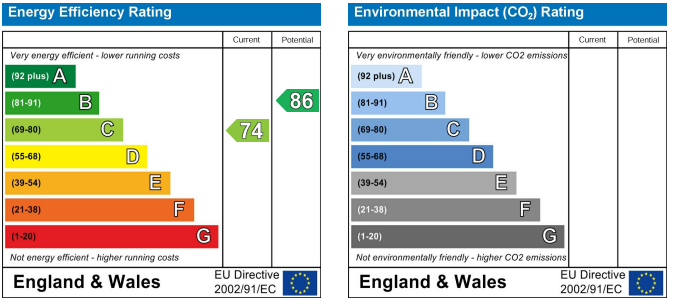
Floor Plans



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: E

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