



**Selbon**

Residential sales & lettings

Glen Road, Fleet,  
Hampshire, GU51 3QR

Offers over £650,000 Freehold



**01252 979300**

Selbonproperty.co.uk

- Extended & Re-Modelled Family Home
- 25ft. Re-Fitted Kitchen/Breakfast Room
- Entrance Hallway & Cloakroom
- Backing Onto Basingstoke Canal
- Close to Fleet Town Centre
- Four/Five Bedrooms
- Two/Three Reception Rooms
- Re-Fitted En-Suite & Family Bathroom
- Garage & Driveway Parking
- Close to Local Schools

Selbon Estate Agents are delighted to offer to the market this four/five bedroom family home backing onto the Basingstoke Canal and situated in a highly sought-after residential road within close proximity to local schools and Fleet town centre.

The property is offered for sale in excellent decorative order internally and has been extended and updated benefitting from a re-fitted kitchen, en-suite and family bathroom.

The ground floor comprises; living room, family room, study/bedroom 5, kitchen/breakfast room and cloakroom. Of particular note is the kitchen which measures approximately 25ft. with a matching range of eye and base level cupboards and drawers. Inset sink with mixer tap, integrated appliances include: oven, hob, dishwasher and fridge/freezer. The property offers excellent living accommodation which can be adapted to suit a variety of uses. The study/bedroom 5 also features a built-in cupboard area with appliance space.

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

Externally the re-modelled landscaped south-easterly rear garden is predominately laid to lawn with an array of planting and shrub borders. Immediately to the rear of the property is a large patio area and at the rear a gate provides access directly onto the Basingstoke Canal.

To the front of the property is a shingle driveway providing off-street parking which leads to a garage.

There are a wealth of walking, running and cycling routes including the Basingstoke canal, Fleet pond & nature reserve, Caesars camp to name a few.

Fleet town centre is in close proximity with its shopping and leisure facilities, infant, junior and senior schools and health care services. Fleet mainline railway station offers services to London Waterloo, whilst junction 4a of the M3 motorway is a short drive away.

Internal viewings are highly recommended.



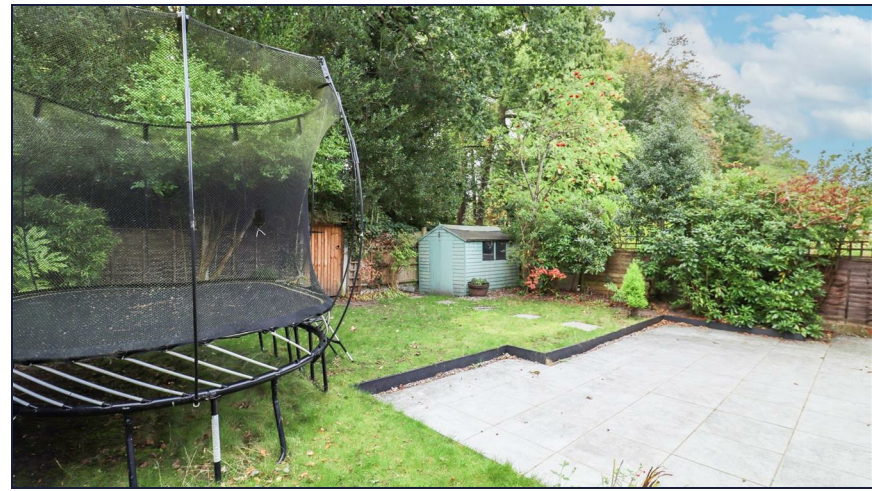
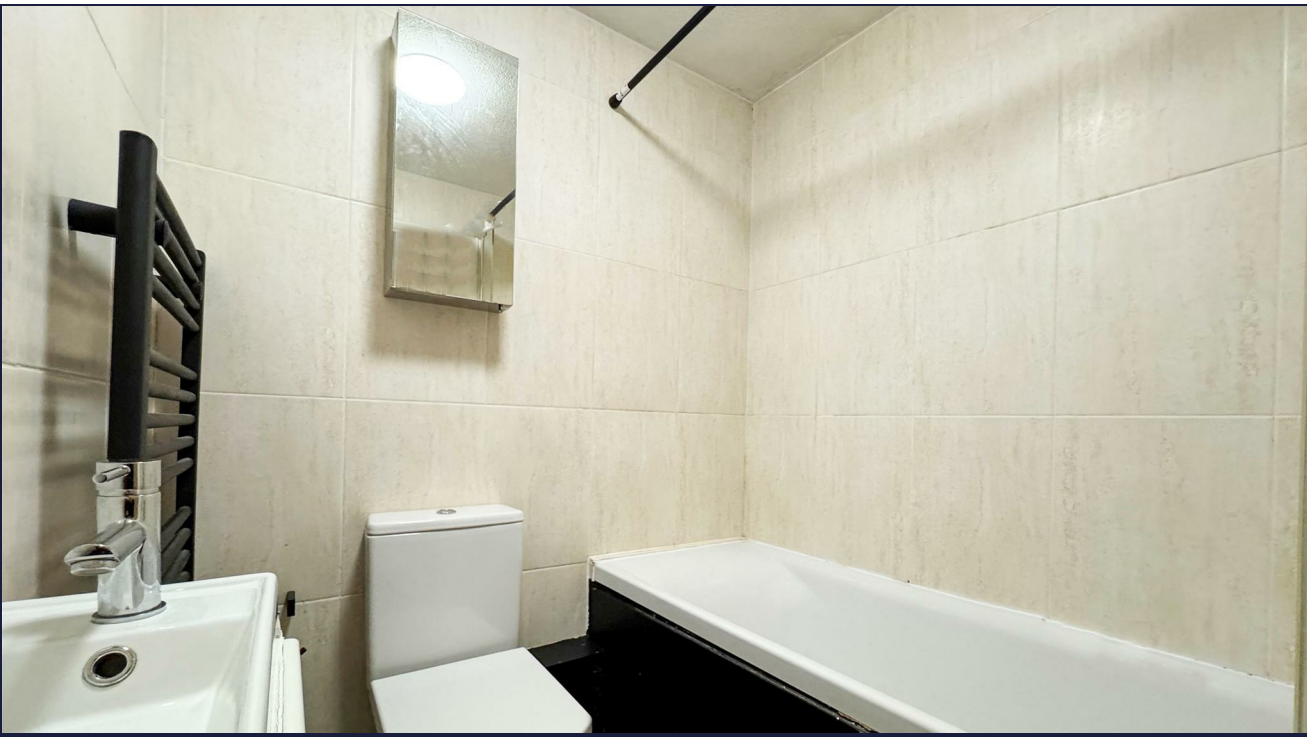










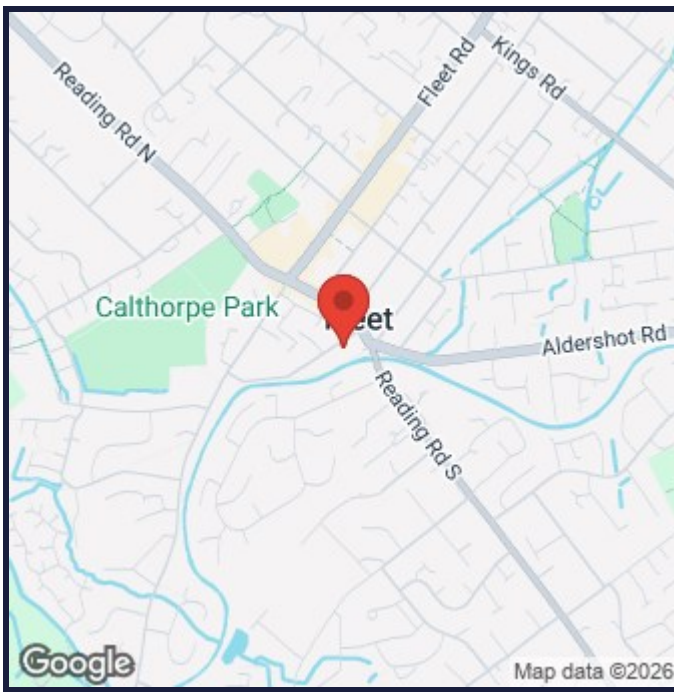
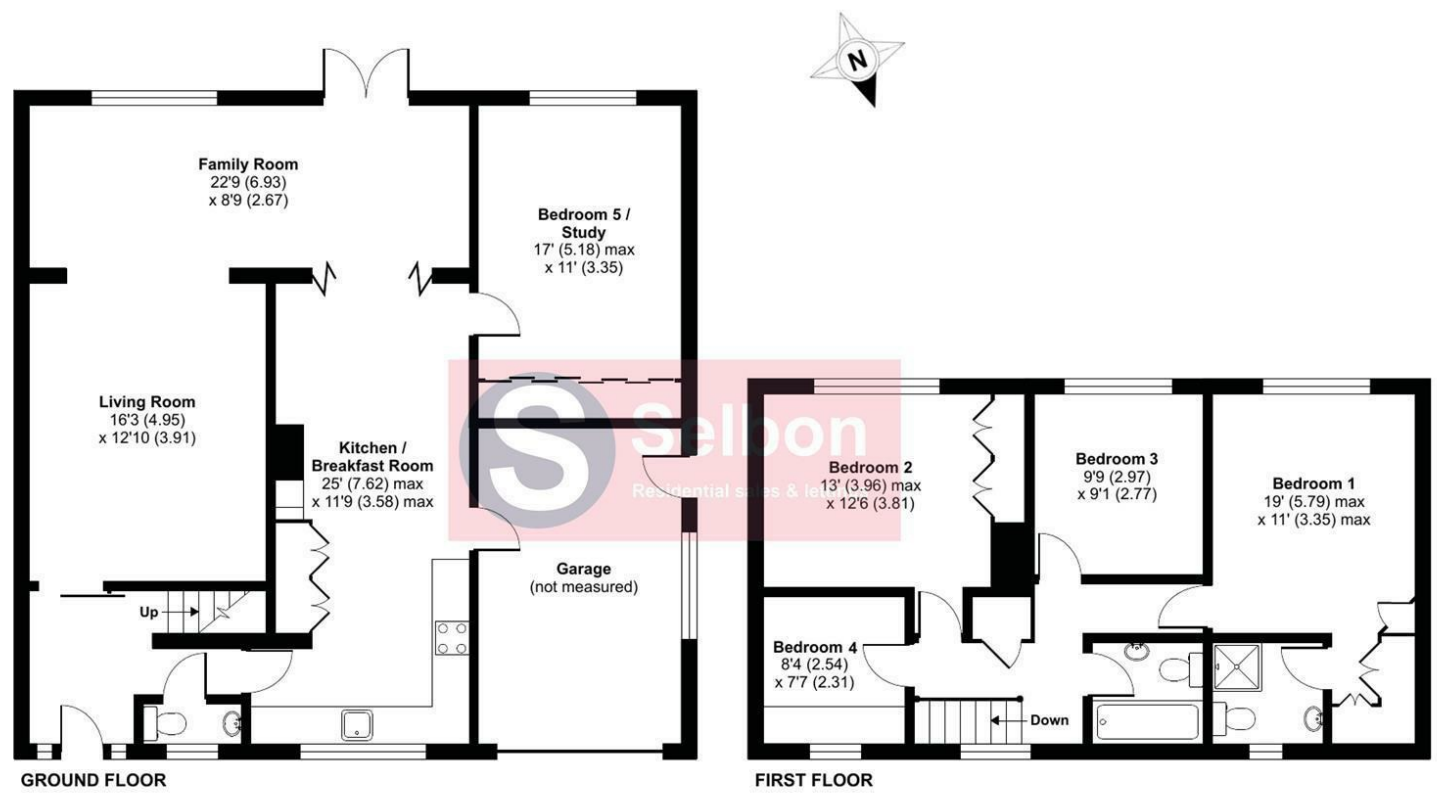




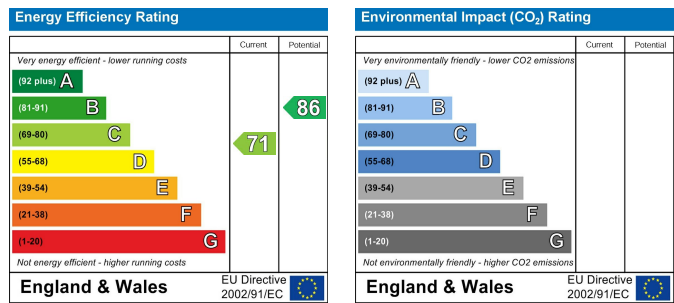
Floor Plans

Area Map

Total = 1683 sq ft / 156.4 sq m (excludes garage)  
For identification only - Not to scale



Energy Performance Graph



Viewing

Council Tax Band: E

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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