



**Selbon**

Residential sales & lettings

Marrow Meade, Fleet,  
Hampshire, GU51 1HH  
Guide price £500,000 Freehold



**01252 979300**  
Selbonproperty.co.uk



- Sought After Elvetham Heath Development
- Living Room
- Enclosed Rear Garden
- Garage with Driveway Parking
- Close to Local School and Amenities
- Three Generous Bedrooms
- Refitted Kitchen/Breakfast Room
- Two Bathrooms
- Over Three Floors
- Close Proximity to Elvetham Heath Nature Reserve

Selbon Estate Agents are delighted to offer to the market this three-bedroom town house which is situated on the sought-after development of Elvetham Heath. This property benefits from a refitted kitchen, two bathrooms, a garage with driveway parking and the added benefit of being within close proximity of Elvetham Heath Primary School.

Accommodation comprises of a spacious entrance hall which leads to the re-fitted kitchen/breakfast room which offers a range of units, work surfacing, integrated appliances and additional appliance space. The living room overlooks the rear garden and offers a set of French doors opening onto the patio. The ground floor accommodation is finished with the downstairs W.C.

The first floor comprises of two bedrooms both with built in wardrobes and ensuite to the main room. The rear bedroom measures 20ft and this room was originally two rooms which could be reinstated to create four bedrooms. The first-floor accommodation is finished with the family bathroom.

On the second floor the generous third bedroom can be found which offers ample storage and scope to add a third bathroom.

The enclosed rear garden is laid with artificial turf and an area of seating immediately to the rear of the property. There is a gate to the rear of the garden giving access to the garage and parking space.

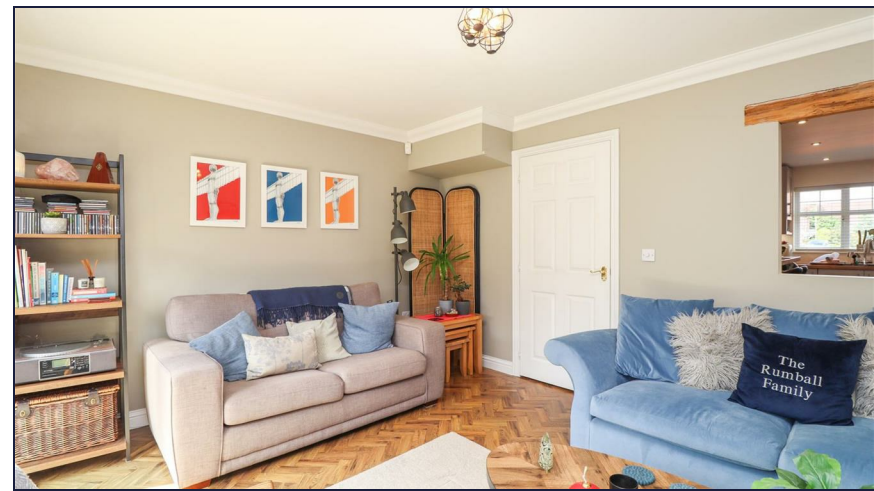
Elvetham Heath is a development with a wealth of amenities including a supermarket, primary school, church and public house. Various activities and facilities are enjoyed by the local community including a football pitch, cycling and running clubs.

















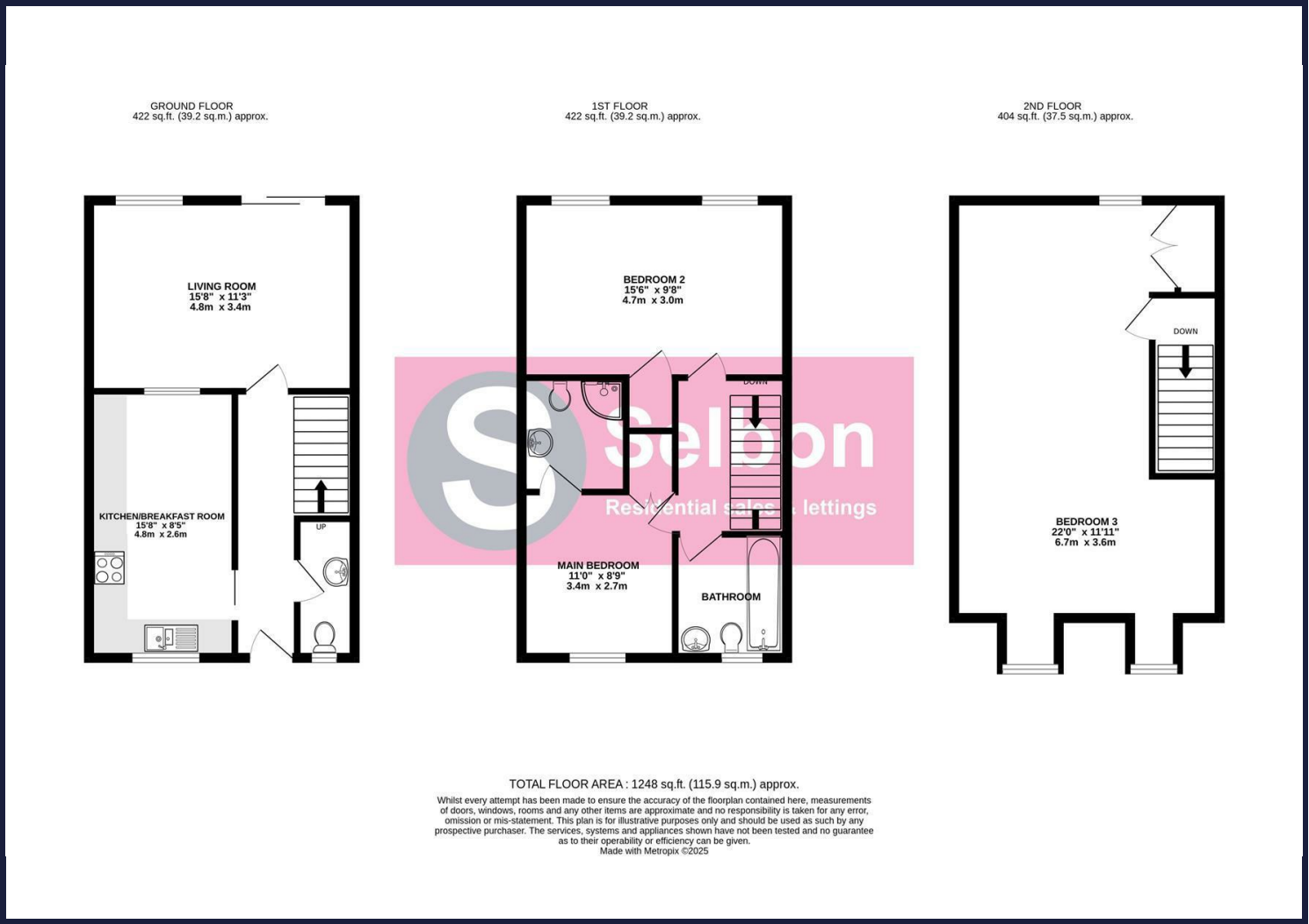








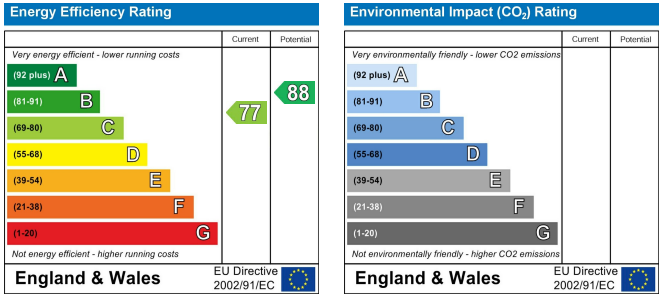
Floor Plans



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

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Council Tax Band: D