



**Selbon**  
Residential sales & lettings

The West Hundreds, Fleet,  
Hampshire, GU51 1ER  
Offers over £450,000 Freehold



**01252 979300**  
Selbonproperty.co.uk



- No Onward Chain
- Close Proximity of Elvetham Heath Nature Reserve
- Three Bedrooms
- Enclosed Rear Garden
- Living Room
- Close Proximity of Elvetham Heath Primary School
- Garage with Driveway Parking
- Two Bathrooms
- Downstairs W.C
- Sought After Location

Selbon Estate Agents are delighted to offer to the market this three-bedroom terraced home which is situated on the sought-after development of Elvetham Heath. Benefits to this property include a garage with driveway parking, an enclosed rear garden, two bathrooms and no onward chain.

Accommodation comprises of a spacious entrance hall leading to the light and airy living/dining room with access to the rear garden through a set of patio doors. The kitchen offers a range of units, work surfacing, integrated appliances and additional appliance space. The accommodation on the ground floor is finished with understairs storage and a generous downstairs W.C.

Upstairs the property offers three good-sized bedrooms with the main bedroom offering built in wardrobes and an en-suite shower room. The accommodation on the first floor is finished with the family bathroom which offers a bath, sink and toilet.

Outside the rear garden is mainly laid to lawn with a mixture of flowers throughout. Outside the back of the property is a patio which is ideal for al fresco dining and at the rear of the garden, side access can be found which leads to the single garage and driveway parking.

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.

Fleet has excellent commuter links by both rail and road. There are regular trains to London Waterloo taking around 43 minutes and the town is located off Junction 4a of the M3 motorway which links to the M25. Fleet town centre offers comprehensive shopping and leisure facilities, restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and various health care services.

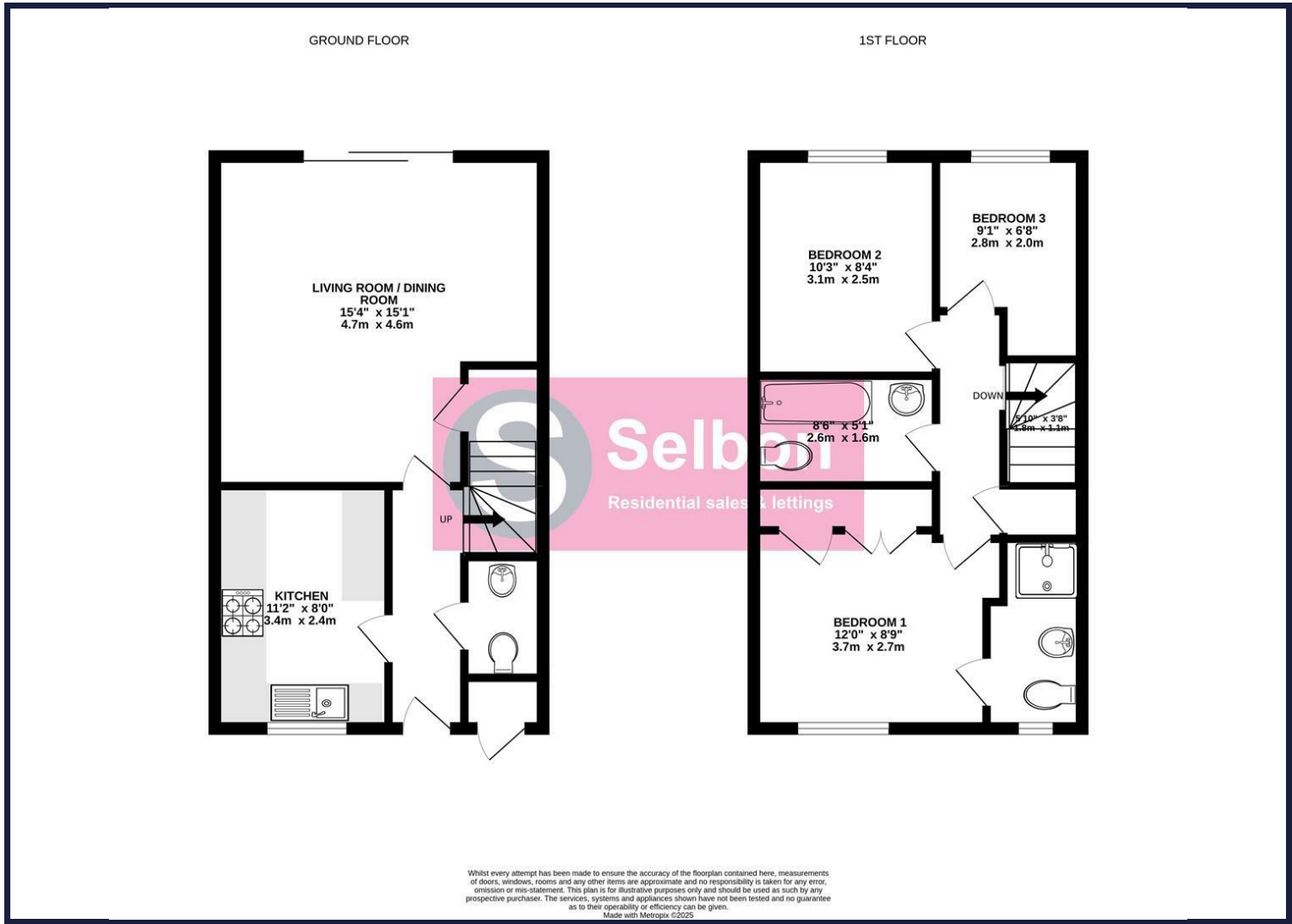








## Floor Plans



## Viewing

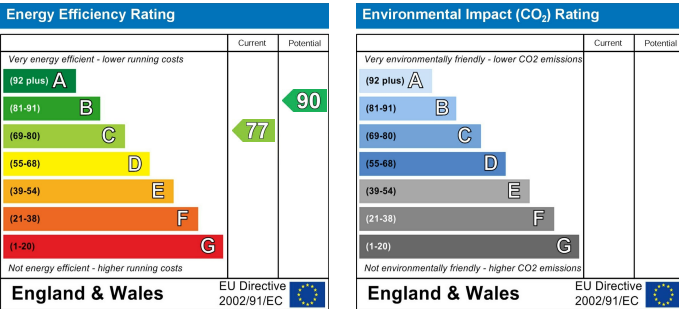
For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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## Area Map



## Energy Performance Graph



Council Tax Band: D