



**Selbon**

Residential sales & lettings

Reading Road South, Fleet,  
Hampshire, GU52 7TD

Offers over £800,000 Freehold



**01252 979300**

Selbonproperty.co.uk

- Detached Family Home
- 19ft. Living Room & 15ft. Family Room
- Entrance Hallway & Cloakroom
- Plot Approaching 0.3 of an Acre
- Close to Local Schools & Amenities
- Five Bedrooms
- 20ft. Kitchen/Breakfast Room & Utility Room
- En-Suite Shower Room & Family Bathroom
- Driveway Parking & Mature Rear Garden
- Gas Central Heating & Double Glazed Windows

Selbon Estate Agents are delighted to offer to the market this five bedroom detached family home ideally located in this non-estate location in Fleet, occupying a plot approaching 0.3 of an acre.

The property is located in a private driveway of only two properties and offers a high degree of privacy.

The property accommodation spans over two floors and offers over 1800 Sq.Ft. On entering the property you are welcomed into a reception hallway with stairs to the first floor and a cloakroom.

The principle accommodation includes; 19ft. living room with dual aspect windows, feature fireplace and French doors to the rear garden. The 20ft. kitchen/breakfast room has bi-folding doors to the rear garden and comprises; eye and base level cupboard and drawer units. Inset sink with mixer tap, space for Range cooker with extractor hood over, built-in dishwasher and space for American fridge/freezer. Adjacent to the kitchen is a utility room with utility space and door giving access to the side of the property.

The double garage has been converted to a family room measuring 15ft. by 15ft. with double aspect windows and built-in storage cupboards.

To the first floor there are five bedrooms (all with built-in wardrobes). Bedroom one benefits from an en-suite shower room. The four further bedrooms are serviced by a family bathroom with white suite.

Externally the rear garden is predominately laid to lawn with patio area immediately to the rear of the property.

To the front the driveway provides off-street parking for several vehicles.

The property is conveniently located for both Heatherside Infant & Junior schools, Fleet Infants, Velmead Junior school and Courtmoor Secondary school. Fleet town centre is a short distance away as well as Velmead woods. Fleet mainline train station is approximately 1.7 miles distant with trains to London Waterloo in around 43 minutes.













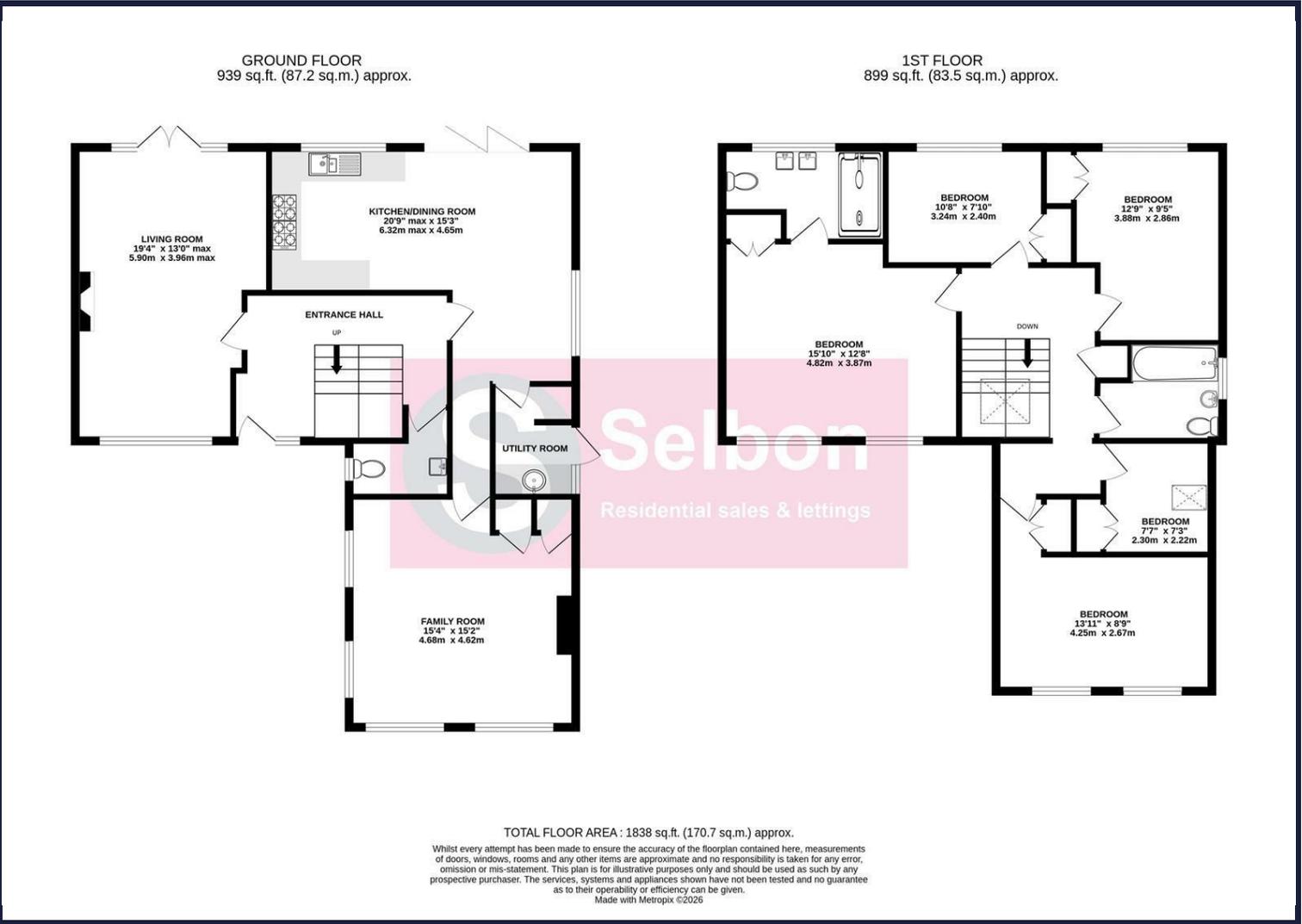




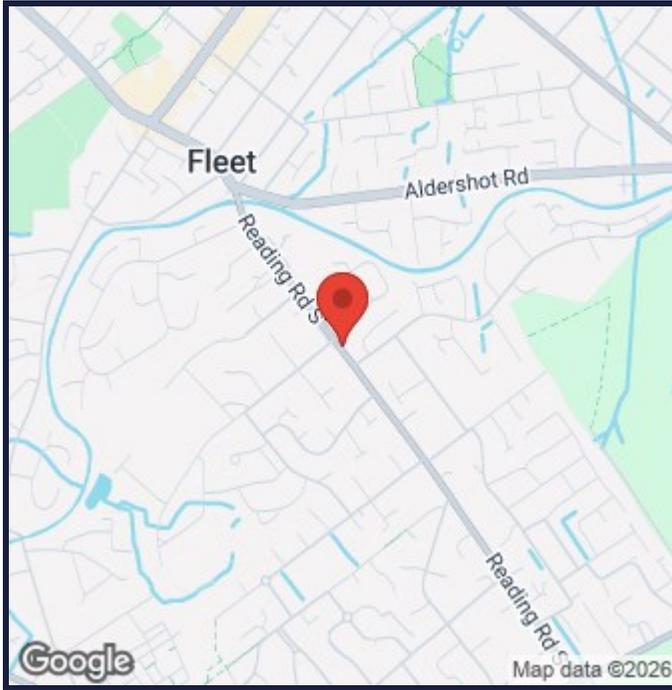




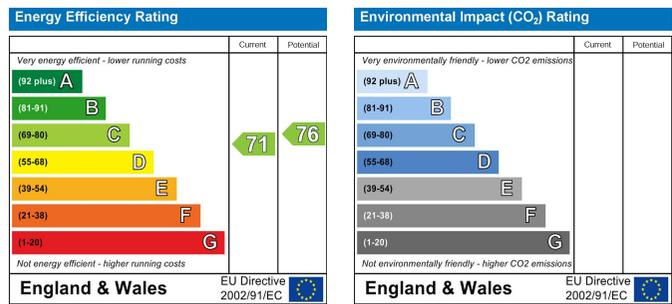
Floor Plans



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: F

We give notice that these particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR). They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Selbon has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.