



Selbon

Simply Different

East Hundreds, Fleet,
Hampshire, GU51 1HL
Guide price £550,000 Freehold

4 3 2 C

01252 979300
Selbonproperty.co.uk

- Four Bedrooms
- Three Refitted Bathrooms
- Two Reception Rooms
- Garage with Driveway Parking
- Close to Local School & Amenities
- Spacious and Flexible Accommodation
- Generous Utility Room
- Enclosed Rear Garden
- Close To Nature Reserve
- Sought After Location

Selbon Estate Agents are delighted to offer to the market this four-bedroom town house which is situated on the sought-after development of Elvetham Heath. Benefits to this property include three refitted bathrooms, a spacious utility room, two reception rooms, a garage with driveway parking and added benefit of being within close proximity of Elvetham Heath Primary School.

Accommodation comprises of a spacious entrance hall which leads to the light and airy kitchen which has been fitted to a high standard and offers a range of units, work surfacing, integrated appliances and additional appliance space. Next to the kitchen is the generous utility room which offers access to the rear garden. The ground floor accommodation is finished with the family/dining room which offers bi-folding doors to the rear garden and the downstairs W.C.

On the first floor the property offers a living room which overlooks the rear garden and feature fireplace. Bedroom four is found on the first floor which offers the added benefit of a refitted en-suite shower room.

The second-floor accommodation offers three generous bedrooms with the main bedroom offering built in wardrobes and a refitted en-suite shower room. The second-floor accommodation is finished with family bathroom which offers a bath, sink and toilet.

The beautifully presented rear garden is offers artificial grass with well-established flower and shrub beds throughout. To the rear of the garden is a spacious patio area and at the bottom of the garden is a decking area which is ideal for al fresco dining. To the front there is driveway parking with access to the single garage.

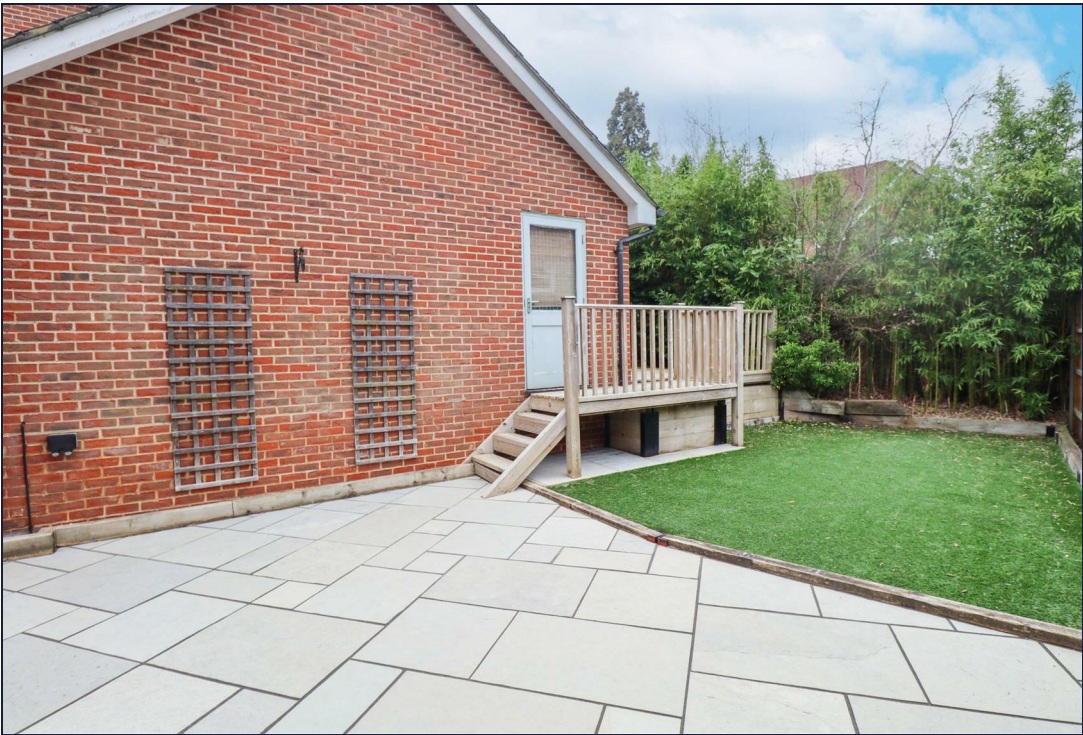
Elvetham Heath is conveniently located with facilities including; Morrison's supermarket, pub, church, school and local nature reserve offering pleasant walking and cycle routes.

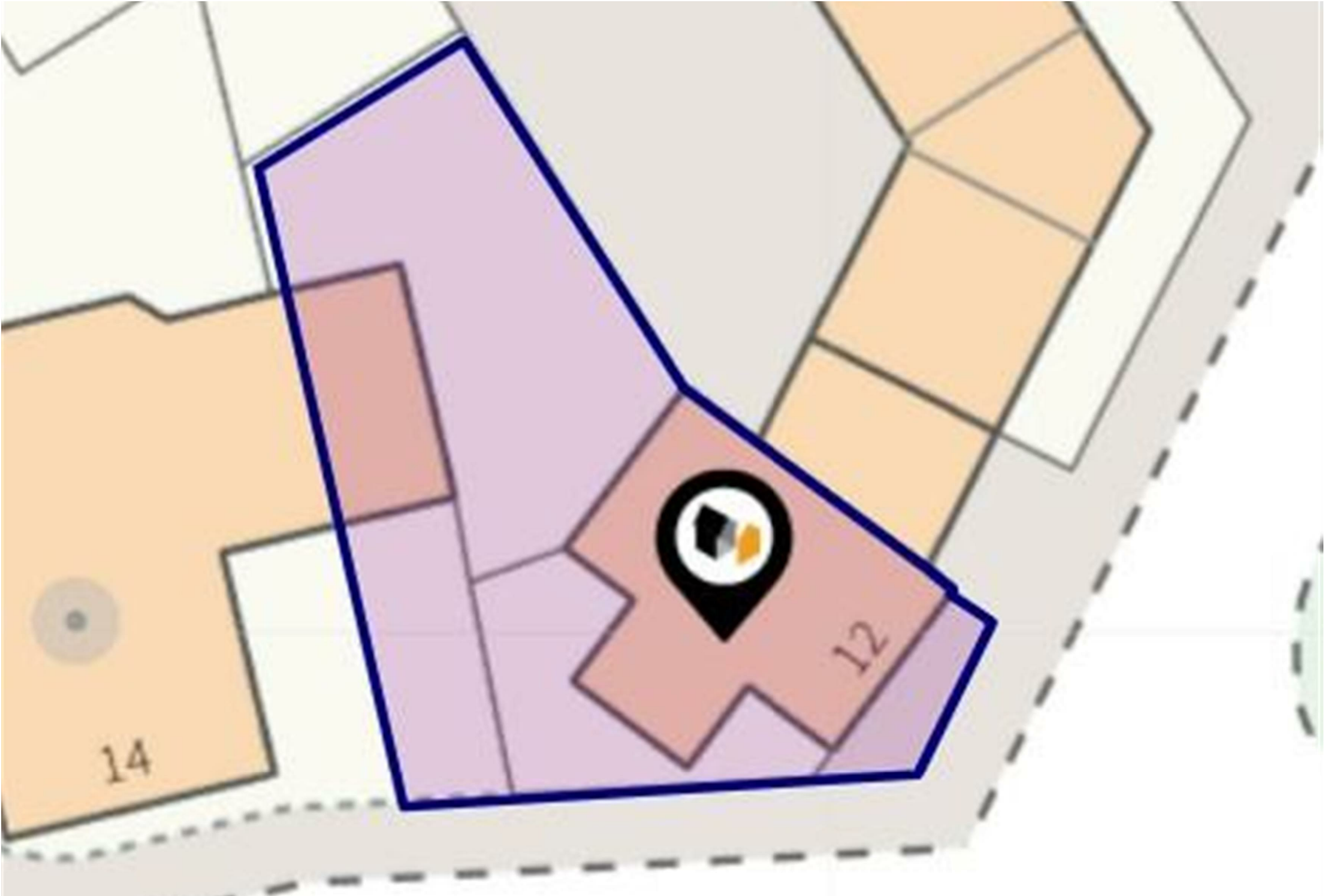




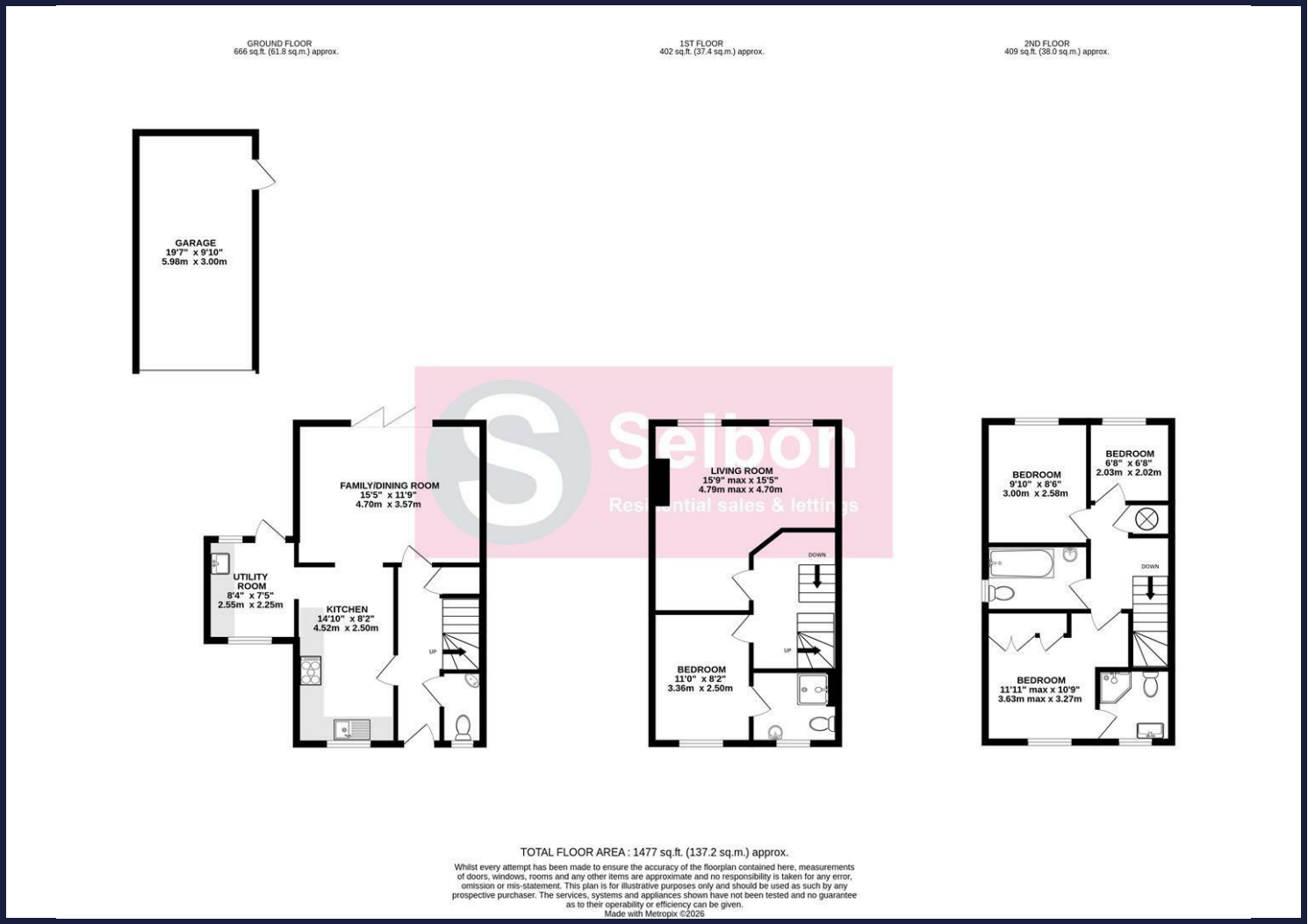




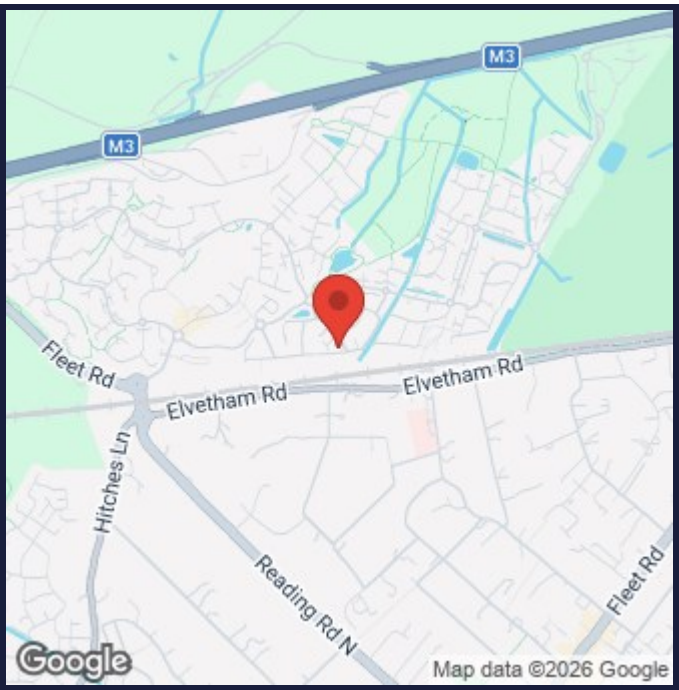




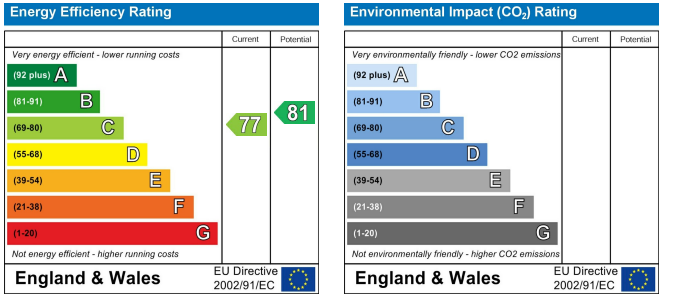
Floor Plans



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

We give notice that these particulars are produced in good faith and in accordance with the Digital Markets, Competition and Consumers Act 2024 (DMCC Act). 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.

Council Tax Band: E