



Selbon

Residential sales & lettings

Fleet Road, Fleet,
Hampshire, GU51 4PW

Offers in excess of £725,000 Freehold

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01252 979300
Selbonproperty.co.uk

- Detached Family Home
- 4 Reception Rooms
- Main Bedroom With En Suite
- Gas Radiator Heating & Double Glazed Windows
- Driveway Parking For Numerous Cars & Garage
- Entrance Hall & Cloakroom
- 15ft Kitchen, Breakfast Room & Utility Room
- 3 Further Good Size Bedrooms & Bathroom
- Generous 1/5 of an Acre Plot
- Potential For Further Extension & Re-Modeling (STPP)

Selbon Estate Agents are delighted to offer this deceptively spacious detached family home, conveniently located within close proximity of both Fleet town centre and main line railway station.

The home has been owned by the current vendors for close to 40 years with the property having been extended to offer versatile accommodation with the potential for further extension and re-modeling, creating a wonderful opportunity for someone looking for a project, that will allow them to create the perfect family home.

Accessed via the covered entrance porch which leads to the entrance hall with stairs to the first floor landing and doors to the living room, family room, study and cloakroom.

The ground floor accommodation comprises an 'L' shaped 21ft living room with double door leading to a 13ft dining room, there is a front aspect 9ft study, 11ft family room with sliding patio doors to the rear garden and a door leading to a 15ft kitchen with ample work surfaces, storage units, some integrated appliances, an Aga and an archway to a 9ft breakfast room with space for table and chairs. Off the kitchen is a door to an inner hall with a door to the front of the home and open plan access to an 11ft utility room with doors to the single garage and the rear garden.

The first floor landing has doors leading to the main bedroom with fitted wardrobes and an ensuite bathroom, 3 further good size bedrooms and a shower room.

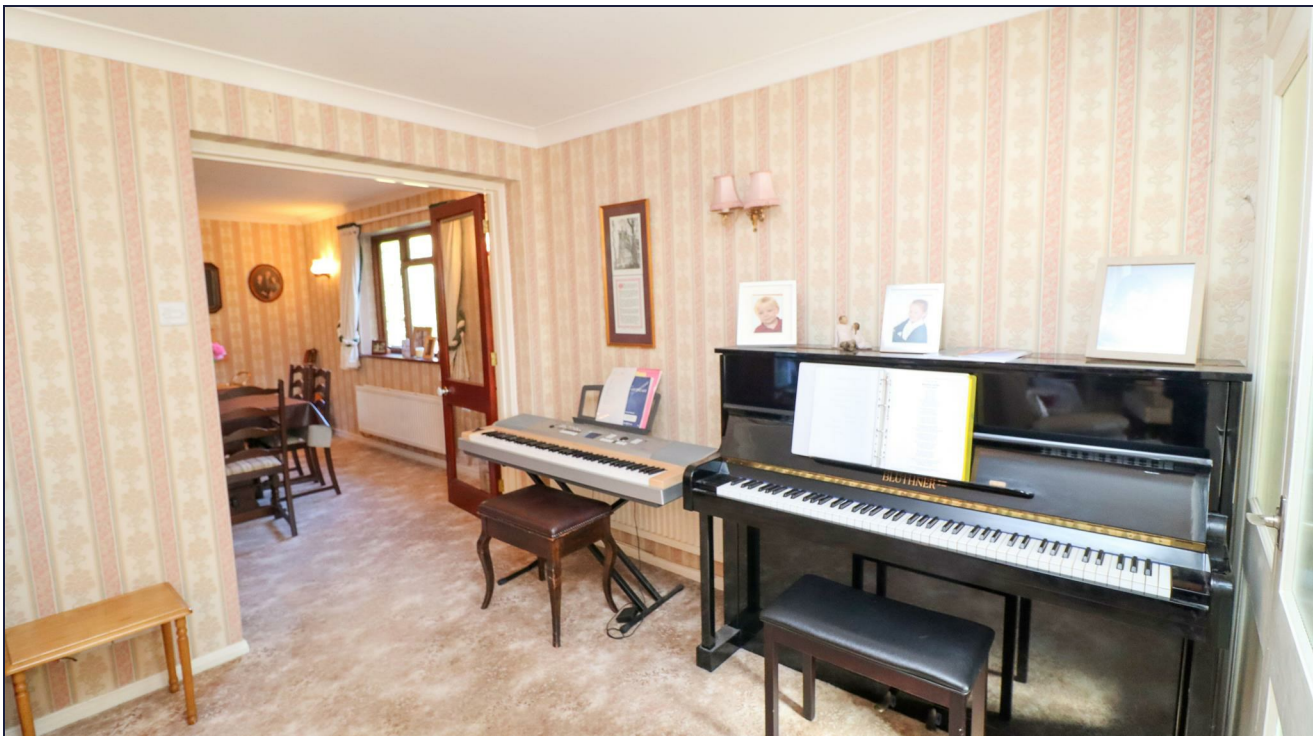
Further benefits include gas radiator heating, double glazed windows, a 17ft garage, driveway parking for numerous cars with gated access and an electric car charging point and an enclosed rear garden with an electric awning covering the patio with lights and heaters.

The property is ideal for those who commute with Fleet main line railway station within close proximity, offering direct access to Waterloo, as well as easy access to excellent road links including the M3, A30 and A3.

An early viewing is highly recommended to avoid disappointment.









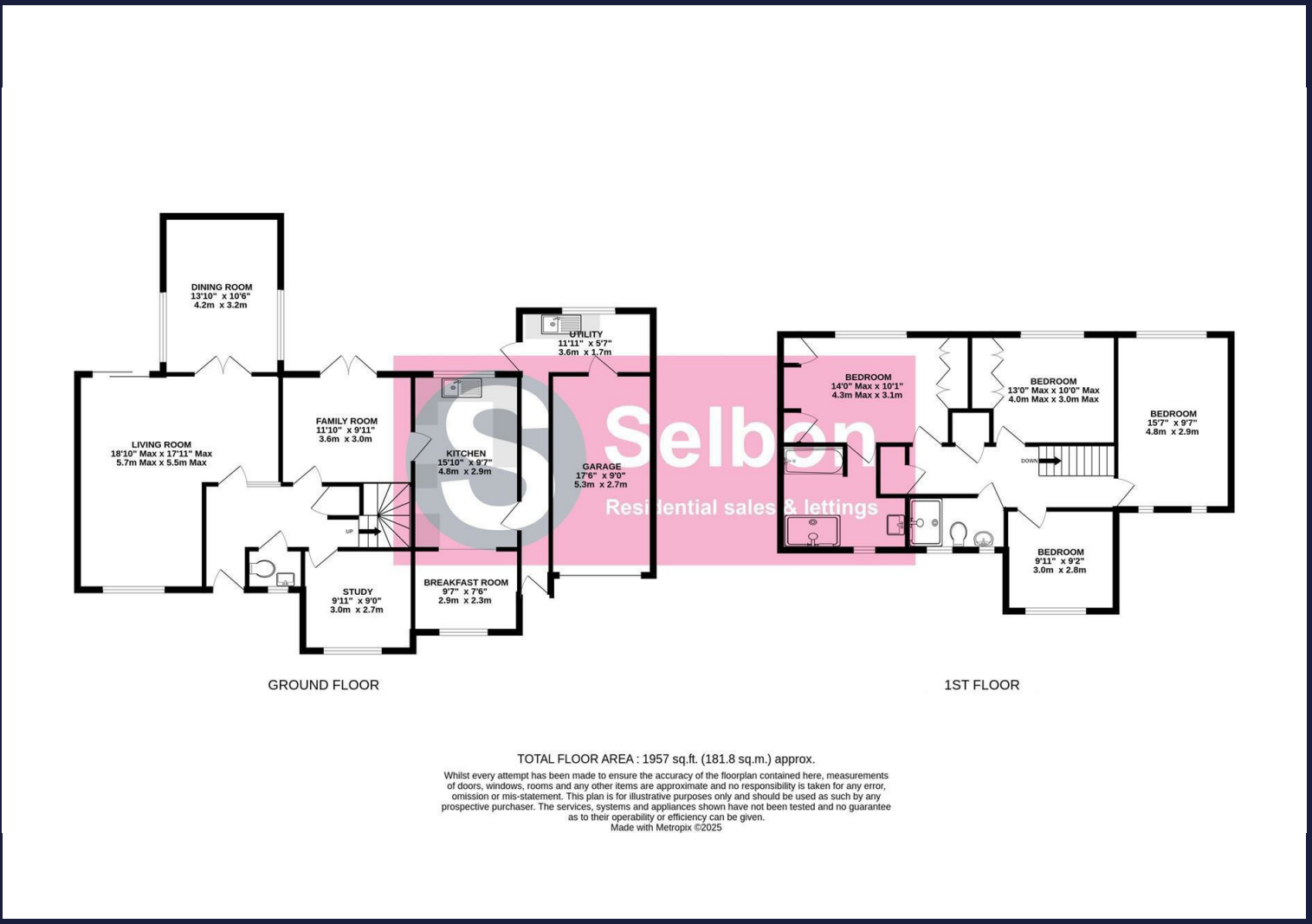








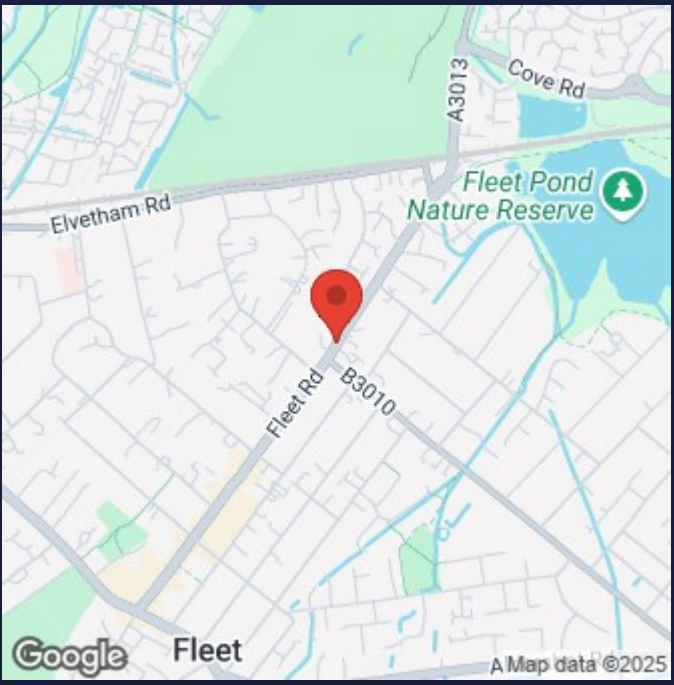
Floor Plans



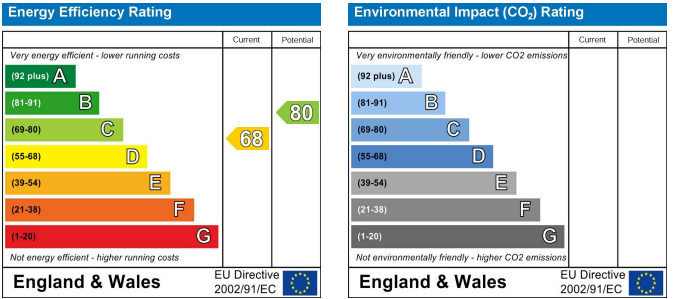
Viewing

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

Area Map



Energy Performance Graph



Council Tax Band: G

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