



Selbon

Residential sales & lettings

Giffard Lane, Fleet,
Hampshire, GU51 1LA
Offers over £500,000 Freehold

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- Three Storey Town House
- Four Bedrooms
- 27ft. Open Plan Kitchen/Dining/Family Room
- Enclosed Rear Garden
- Close to Local Schools & Amenities
- Elvetham Heath Development
- Two En-Suite Shower Rooms & Family Bathroom
- 15ft. Living Room
- Two Car Port Parking Spaces
- Excellent Order Throughout

Selbon Estate Agents are delighted to offer to the market this four bedroom town house, ideally situated on the popular Elvetham Heath development with views over open space.

The current owners have meticulously upgraded and decorated the property which is offered for sale in excellent order throughout.

On entering the property you are welcomed into a reception hallway with stairs to the upper floors, storage cupboard and cloakroom.

The 27ft. kitchen/dining/family room is a particular feature of the property with the benefit of doors leading to the garden. This vast open space is ideal for entertaining and relaxing with family.

The re-fitted kitchen comprises; eye and base level cupboard and drawer units under a marble work surface. Inset sink with mixer tap, space for Range cooker, space and plumbing for dishwasher and washing machine. The kitchen opens to the dining space which in turn leads to the family room.

To the first floor there is a living room with double rear aspect window and a bedroom with en-suite facilities.

To the second floor are the remaining three bedrooms and a family bathroom. Bedroom one benefits from built-in wardrobes and a re-fitted en-suite shower room.

The enclosed rear garden is predominately laid to artificial lawn with Indian flagstone patio area immediately to the rear of the property. A gate provides access to the parking area where the property benefits from two car port parking spaces. Ample on-street parking can be found at the front of the property.

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

There is easy access to Fleet town centre with an array of shops, pubs and restaurants with Fleet mainline railway station (Waterloo line) also within walking distance. There are excellent communication links including the M3 & M4 motorways as well as the A30 & A3.

















