



Selbon

Residential sales & lettings

Cove Road, Fleet,
Hampshire, GU51 2RR

Offers in excess of £625,000 Freehold

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01252 979300

Selbonproperty.co.uk

- 1500+ sq ft Older Style Semi Detached
- Main Bedroom With En Suite
- 4 Reception Rooms
- Kitchen & Utility Room
- Wood Burning Stove
- 120ft Enclosed Rear Garden
- 3 Further Double Bedrooms & Bathroom
- Entrance Hall & Cloakroom
- Gas Radiator Heating & Double Glazed Windows
- Garage & Driveway Parking

This spacious family home is conveniently located within close proximity to Fleet mainline railway station, local shops and the tranquil Fleet Pond, offering 4 double bedrooms and 4 reception rooms, for modern living and a 120ft garden.

The current vendors purchased the home in 2007 and over the years the property has been thoughtfully extended and modernised to offer open plan living to suit modern day lifestyles. The home is an ideal property for a growing family with flexible accommodation for those looking to balance working from home with social areas for the kids.

Accessed via the driveway, the front door leads to the entrance hall, which has the stairs leading to the first floor landing and a door to the living room.

The 13ft living room has a wood burning stove and downstairs storage cupboard and a door leading to the 12ft kitchen, which has ample worksurfaces, storage units and integrated appliances with open plan access to the 14ft dining room.

Off the kitchen you will find an inner hall with doors to a cloakroom with a white suite as well as a 9ft utility room. Accessed via the dining room is a 12ft family room with double glazed French doors to the garden and open plan access to a 9ft study/snug.

The first floor landing gives access to a main bedroom with fitted wardrobes and an en suite shower room. There are three further double bedrooms (two with fitted wardrobes) and a family bathroom with a white suite.

Further benefits include gas radiator heating, triple and double glazed windows, driveway parking for at least 4 cars, a single integral garage with electric door and side access to an enclosed rear garden measuring in excess of 100ft.

For those who love the outdoors there are a variety of places locally including: Fleet Pond and nature reserve, Bramshot Country Park, Minley Woods and the Basingstoke canal a short distance away, all offering wonderful walking, running and cycling routes.

We highly recommend an early viewing.









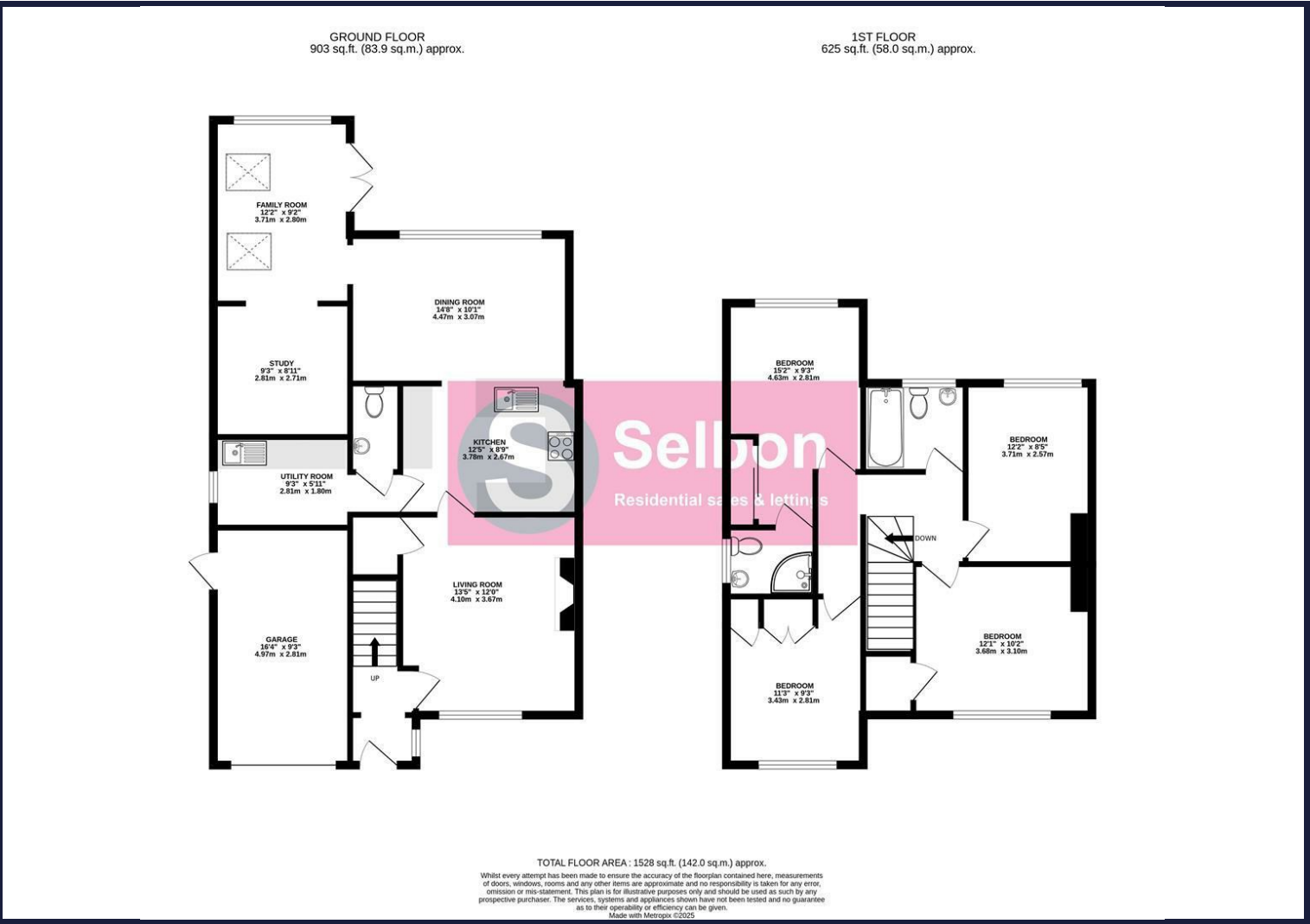








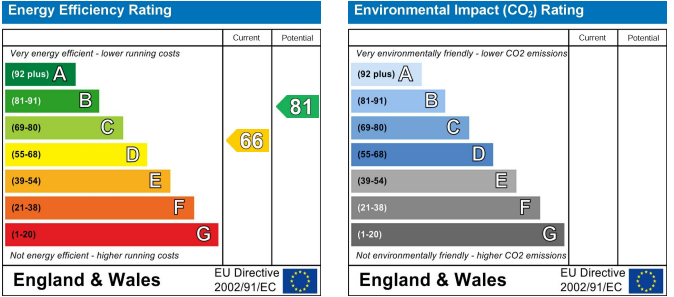
Floor Plans



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: D

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