



**Selbon**

Residential sales & lettings

Elvetham Road, Fleet,  
, GU51 4QD

Offers in excess of £425,000 Freehold



**01252 979300**

[Selbonproperty.co.uk](http://Selbonproperty.co.uk)



- No Onward Chain
- Close Proximity of Fleet High Street
- Driveway Parking
- Enclosed Rear Garden
- Ideal First Time Buy
- Close Proximity of Fleet Train Station
- Character Cottage
- Kitchen/Breakfast Room
- Three Bedrooms
- Ideal Investment Property

Selbon Estate Agents are delighted to offer to the market this three-bedroom semi-detached character cottage which is situated within close proximity of Fleet Train Station and High Street. Benefits to this property include driveway parking, an enclosed rear garden and no onward chain.

Accommodation comprises of spacious hallway which sets the scene for exploring this property. The 21ft living room offers a beautiful feature fireplace and a side door which opens into the rear garden. The kitchen/dining room offers a range of fully fitted integrated appliances including oven, hob, washing machine and space for additional appliances. Within the kitchen you have a set of French doors which open into the garden.

On the first floor the property offers three generous bedrooms with the main bedroom benefiting from built in storage space. The first-floor accommodation is finished with a family bathroom which offers toilet, sink and bath with shower overhead.

The well-presented rear garden is enclosed with mature hedgerow and wood panel fencing with a small lawn area and a mixture of flowers, shrub borders and trees. Outside the rear of the property, you will find a patio area ideal for al fresco dining and side access to the front of the property. At the front the property offers driveway parking.

The property is situated in the ever-popular Blue Triangle area of Fleet. Fleet town centre and train line are a short distance away with its extensive shopping & leisure facilities, bars, restaurants and coffee shops.

Heathrow Airport is about 22 miles and Farnborough Airport is about 4 miles distant. Private aircraft facilities are also available at Blackbushe Airport (about 4 miles).





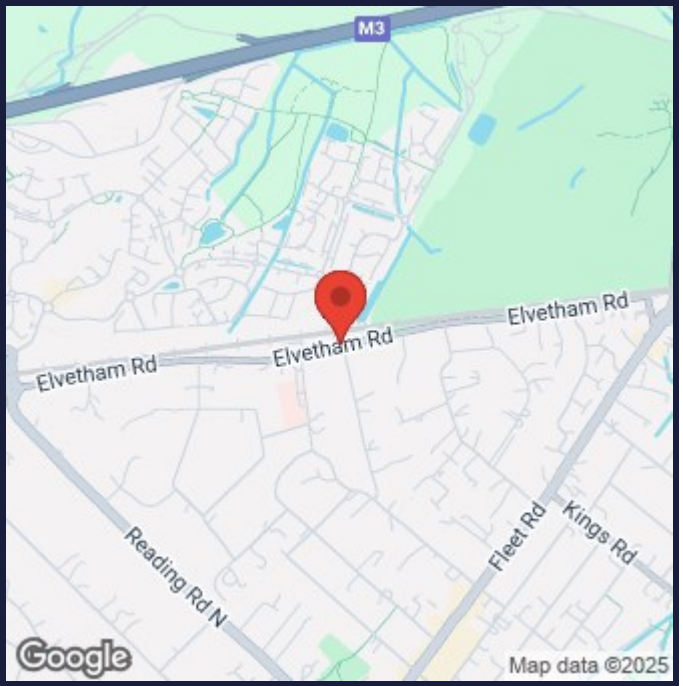




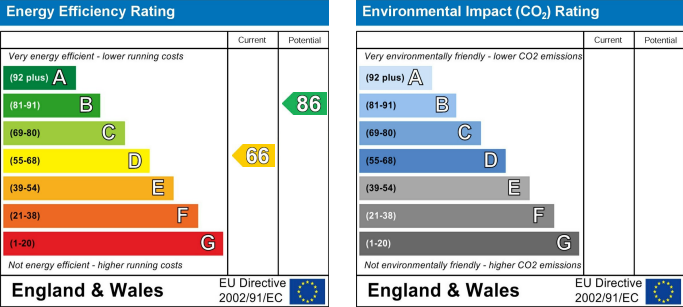
Floor Plans



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: C

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