



**Selbon**

Residential sales & lettings

Florence Road, Fleet,  
Hampshire, GU52 6LG  
Offers over £850,000 Freehold



**01252 979300**  
Selbonproperty.co.uk



- SOLD STC PRIOR TO MARKETING
- Living Room, Family Room & Dining Room
- Bedroom 3, Study/Bedroom 4 & Shower Room
- Approx. 115ft. Rear Garden
- Close to Local Schools & Amenities
- Versatile Accommodation
- Kitchen/Breakfast Room & Utility Room
- Two Double Bedrooms (Both With En-Suite)
- Double Garage, Store & Two Outbuildings
- Potential to Extend (S.T.P.P)

\*\*\* SOLD STC PRIOR TO MARKETING \*\*\*

Selbon Estate Agents are delighted to offer to the market this detached family home offering over 2500Sq.Ft. of accommodation (including outbuildings), situated in this non-estate location in Fleet.

The property is offered for sale in excellent condition throughout and offers 3/4 bedrooms as well as the potential to use a further reception room as a fifth bedroom if required.

The property is conveniently located to local schools and is currently in the catchment area for Heatherside Infant & Junior school as well as Courtmoor Secondary school. For those that like outdoor space there is access to Velmead Woods just a stones throw away from the property.

The accommodation comprises; 19ft. living room with French doors to the garden, kitchen/breakfast room which opens to a 16ft. dining room (also with French doors to the garden), a study/bedroom 4, family room, bedroom 3, a utility room and downstairs shower room.

To the first floor are two double bedrooms which both benefit from en-suite facilities.

A particular feature of this stunning home is the rear garden that measures around 115ft. in length and is predominately laid to lawn. Immediately to the rear of the property is a patio area.

Further benefits include a double garage with store room. As well as two further outbuildings that could be re-modelled and used as working space if required.

To the front is ample driveway parking which leads to double gates that open to the rear garden and garage.

The property could be further extended, subject to usual planning permissions.

Fleet town centre is a short drive with an array of shops, bars and restaurants. There is easy access to walking, running and cycling routes including Velmead woods, Basingbourne Woods and the Basingstoke canal. Local amenities can also be found at Linkway including Richmond doctors surgery. Fleet mainline railway station and access to the M3 are a short drive away.

























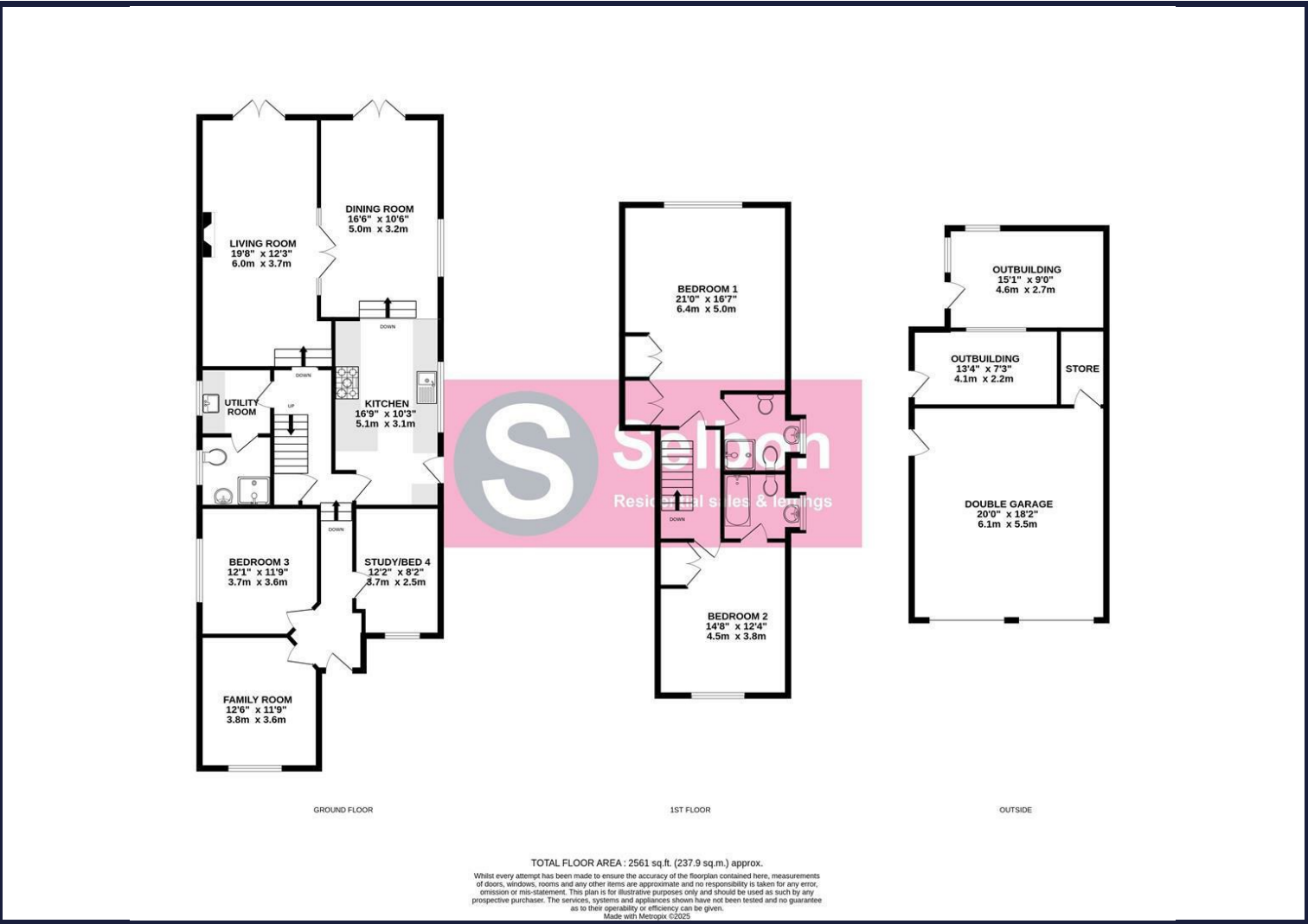








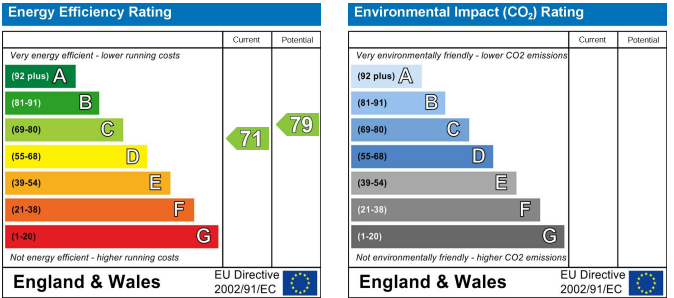
Floor Plans



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: E

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