



**Selbon**

Simply Different

Cypress Drive, Fleet,  
Hampshire, GU51 3HF  
Offers over £650,000 Freehold



**01252 979300**  
Selbonproperty.co.uk

- Extended Detached Family Home
- 20ft. Living Room & Dining Room
- Garden Room With Study Area
- En-Suite Bathroom & Family Shower Room
- Generous Mature Corner Plot
- Three Bedrooms
- Kitchen With Larder Storage Cupboard
- Cloakroom & Entrance Hallway
- Potential To Extend (S.T.P.P)
- Driveway Parking & Garage

Selbon Estate Agents are delighted to offer to the market for the first time in over 50 years, this three bedroom detached family home, ideally situated in the Pondtail area of Fleet.

The property has been extended by the current owner but has potential to extend further (S.T.P.P). A particular feature of this home is the garden that occupies a mature corner position as well as being within a stones throw from Fleet Pond and Nature Reserve.

From the recently built storm porch you are welcomed into the reception hallway with stairs to the first floor with storage cupboard below and a cloakroom. The principle accommodation includes; 20ft. living room with bay fronted window and doors to the rear garden. Opening from the living room is a dining room also featuring a bay window. The kitchen comprises; eye and base level cupboard and drawer units with space for cooker, door to the garden room and a larder cupboard. The garden room has a study area, doors to the rear garden as well as the front of the property, internal door to garage and a store cupboard.

To the first floor are three generous bedrooms and a family shower room. Bedroom one has built-in wardrobes and an en-suite bathroom with built-in storage cupboards.

Externally the mature rear garden is well stocked with flower and shrubs with the remainder laid to lawn. The overall measurements are 70ft. in length (50ft. from the back of the property) by 70ft. in width. Immediately to the rear of the property is a patio area, ideal for entertaining.

To the front the garden is laid to lawn with evergreen shrubs. The driveway provides off-street parking for several vehicles which leads to a garage with up and over door.

There is scope to extend and re-model the property and internal viewings are highly recommended.

Agent Note:

There is an electric sub station to the rear of the garden.



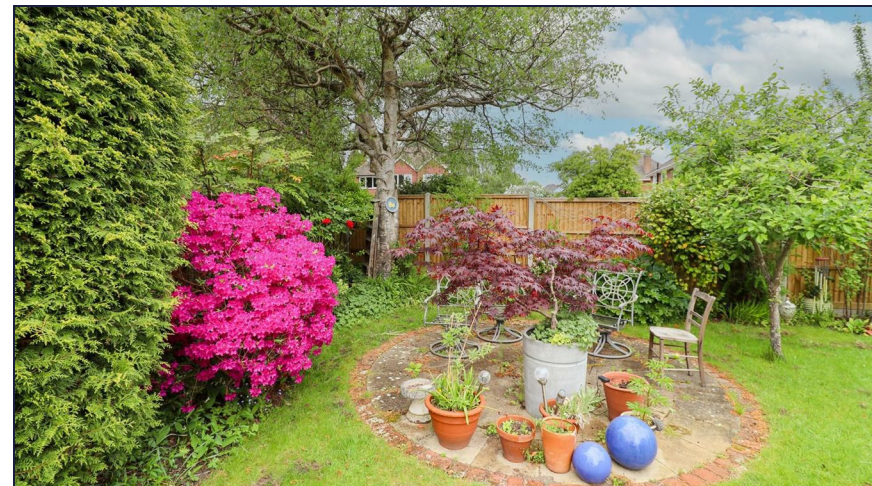






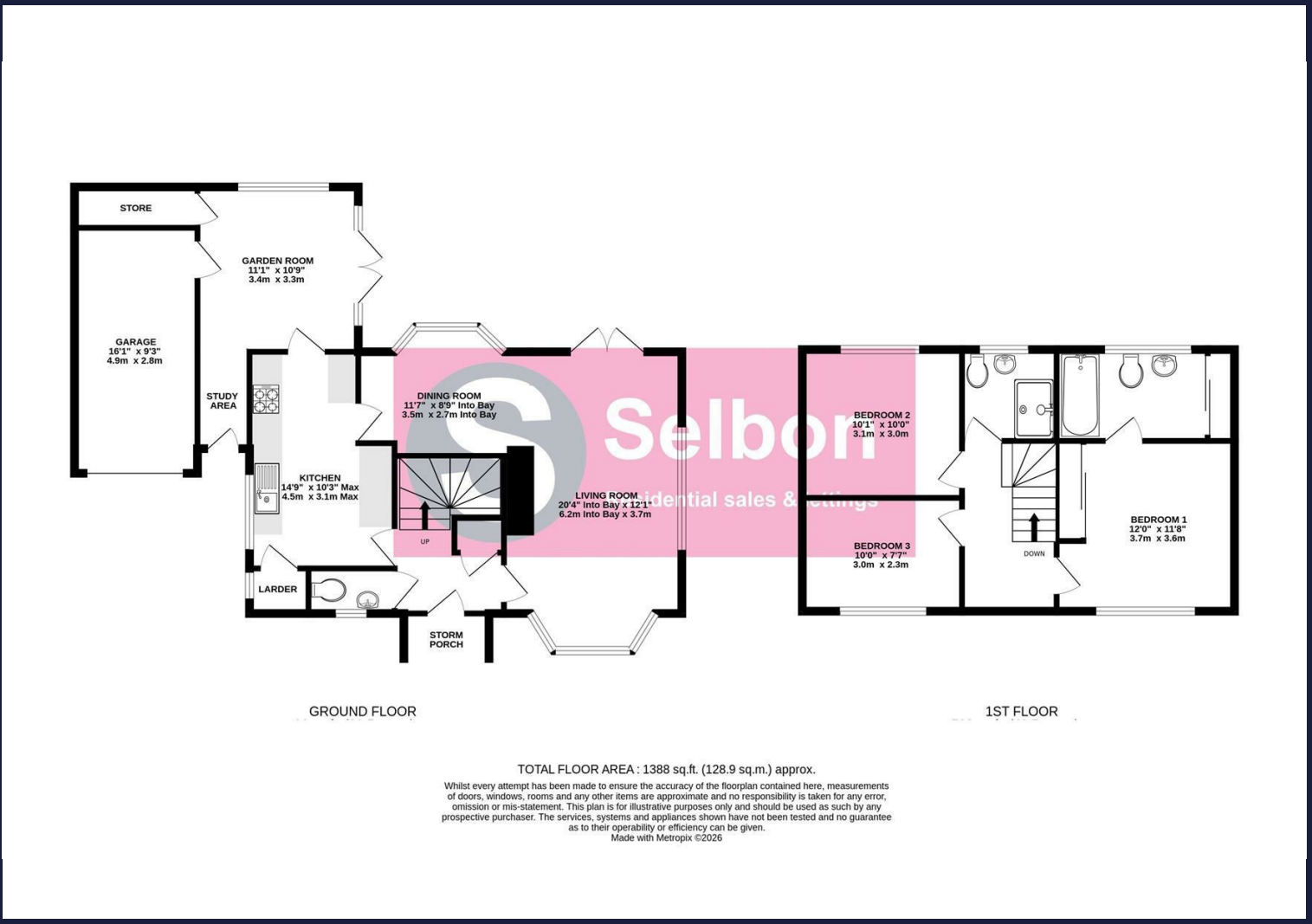








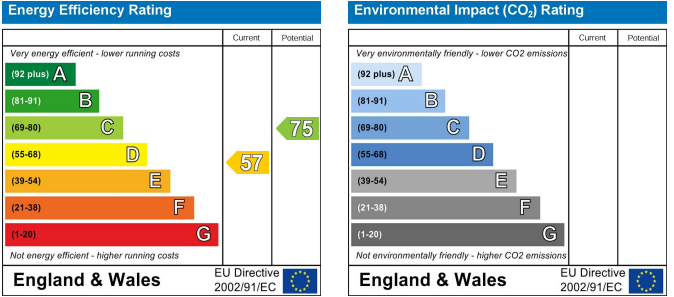
Floor Plans



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

We give notice that these particulars are produced in good faith and in accordance with the Digital Markets, Competition and Consumers Act 2024 (DMCC Act). They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Selbon has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.