

Selbon
Simply Different

Aldershot Road, Fleet,
Hampshire, GU51 3NQ

Offers in excess of £750,000 Freehold

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Selbonproperty.co.uk

- Character Features
- Plot in excess of 0.2 of an acre
- Feature Fireplaces
- Ample Driveway Parking
- Close Proximity of Basingstoke Canal
- Scope to Extend STPP
- Two Reception Rooms
- Kitchen/Breakfast Room
- Double Garage
- Close Proximity of Fleet Town Centre



Selbon Estate Agents are delighted to present to the market this charming Edwardian four-bedroom detached family home, offering a wealth of character throughout. The property benefits from spacious and flexible accommodation, ample driveway parking leading to a double garage and scope to extend (STPP).

The accommodation comprises a welcoming entrance hall leading into a charming sitting room, featuring a wood-burning stove, high ceilings, and a large bay window. The dining room mirrors these features and benefits from French doors opening into the kitchen/breakfast room. The impressive 19ft kitchen/breakfast room offers a range of units, work surfaces, integrated appliances, a Belfast sink, and additional space for appliances. The ground floor is completed by a utility room and a downstairs WC.



Upstairs, the property offers four well-proportioned bedrooms, two of which benefit from built-in wardrobes. The accommodation is completed by a family bathroom featuring a bath, separate shower, wash basin, and WC.

Externally, the plot extends to over 0.2 acres. The enclosed rear garden is mainly laid to lawn, complemented by well-established flower and shrub borders, as well as mature trees. A spacious patio area provides the perfect setting for al fresco dining. The garage can be accessed from the garden, while to the front, a sweeping gravel driveway offers ample parking and leads to the double garage.



Fleet town centre offers a variety of shops, bars, and restaurants. For commuters, there is easy access to the M3, A30, and A3, with Fleet mainline station (Waterloo line) a short distance away. The property also falls within the catchment area for some of Fleet's most sought-after schools.

For those who enjoy the outdoors, Fleet Pond and the Basingstoke Canal are both within close proximity.


PAPIERS DÉCOUPÉS
MATISSE
BALI MYSTIQUE
IBIZA BOHEMIA















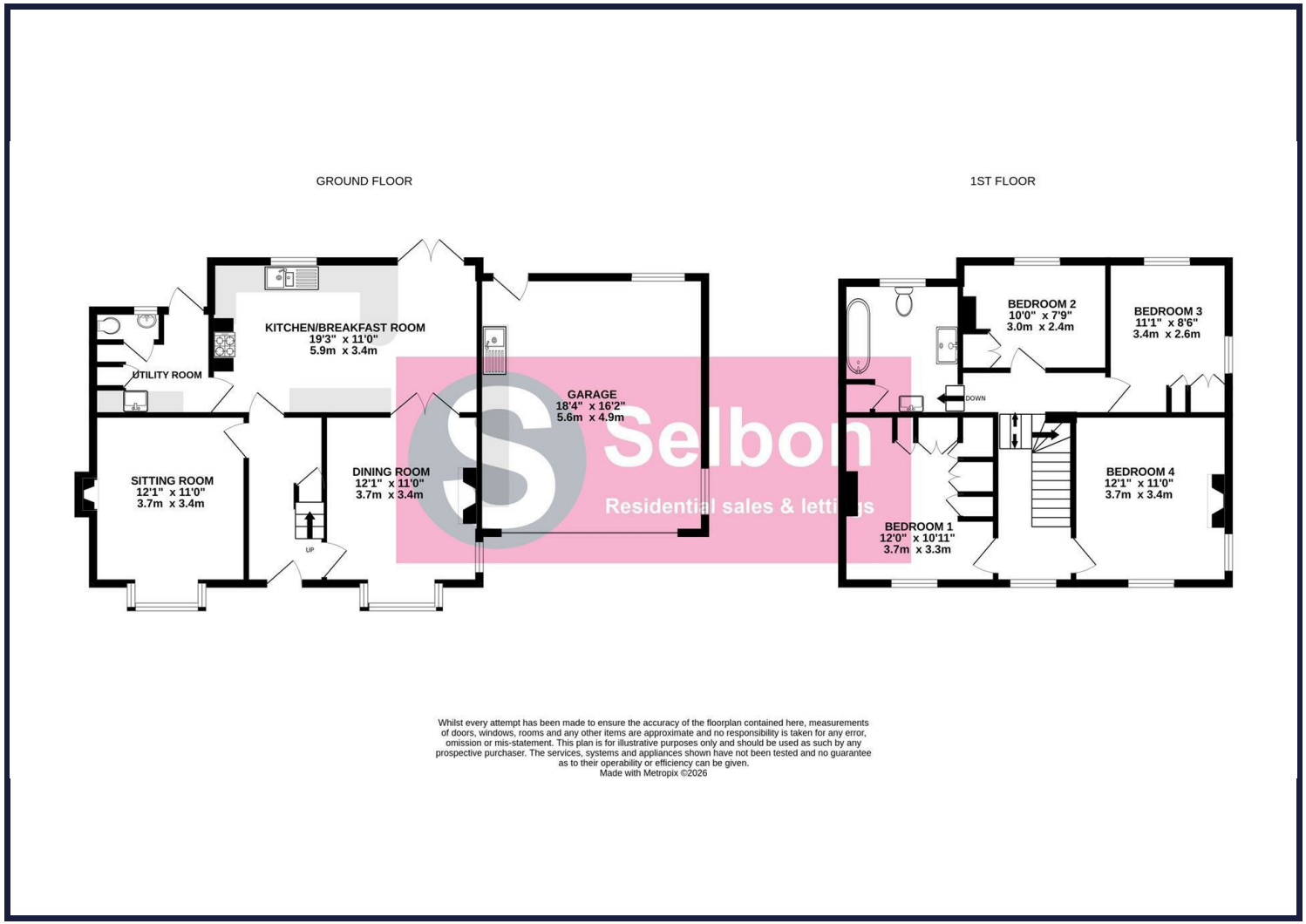






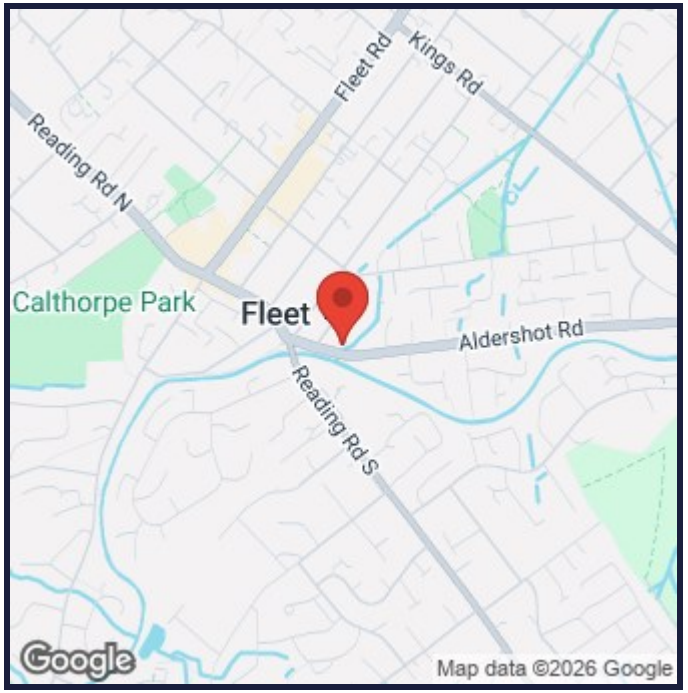


Floor Plans

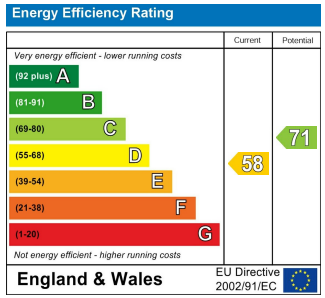


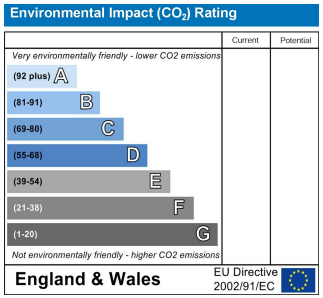
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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: F

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