



Selbon

Simply Different

Victoria Road, Fleet,
Hampshire, GU51 4DN
Offers over £600,000 Freehold

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01252 979300
Selbonproperty.co.uk

- Detached Family Home
- Three Bedrooms
- 17ft. Kitchen Breakfast Room
- En-Suite Shower Room & Family Bathroom
- Driveway Parking & Detached Garage
- Blue Triangle Area of Fleet
- Living Room & Dining Room
- Conservatory & Cloakroom
- Approx. 60ft. Rear Garden
- Close to Fleet Town Centre

Selbon Estate Agents are delighted to offer to the market this three bedroom detached family home, built in 1998, situated in the heart of the Blue Triangle. The property is within easy reach of Fleet town centre, healthcare amenities and the train station.

On entering the property you are welcomed into a reception hallway with stairs to the first floor landing and cloaks cupboard. The principle living space includes; rear aspect living room with feature fireplace and French doors to the rear garden.

The front aspect dining room has a feature bay window. The 17ft. kitchen/breakfast room is fitted with a range of eye and base level cupboard and drawer units. Built-in 4 ring hob with extractor over and built-in double oven. Built-in dishwasher, space and plumbing for washing machine and space for upright fridge/freezer. The breakfast area has space for a table and chairs. Double doors lead to the conservatory which also benefits from French doors to the rear garden.

To the first floor are three good sized bedrooms and a family bathroom. Bedroom one also benefits from an en-suite shower room.

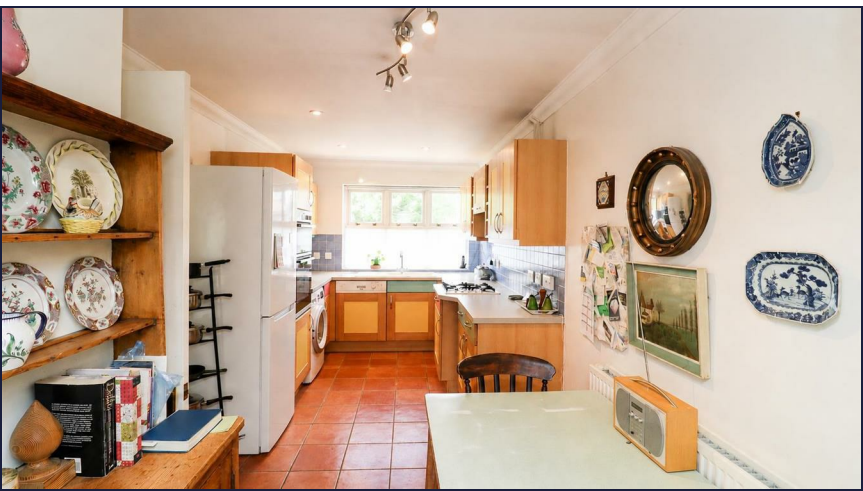
Externally the rear garden measures approximately 60ft. in length by 35ft. in width and is predominately laid to lawn with an array of shrub and flower beds as well as an apple tree.

To the front the property is enclosed by picket fencing. The shingle driveway provides off-street parking for several vehicles and leads to a detached garage.

Fleet is situated in the northeast corner of Hampshire, close to the Surrey and Berkshire borders. The town offers excellent transport links to London and the south coast via its mainline rail service. Road links are also within easy reach including junction 4a of the M3 motorway and the A30. Fleet town centre is within a stones throw from the property with an array of shops, bars and restaurants.





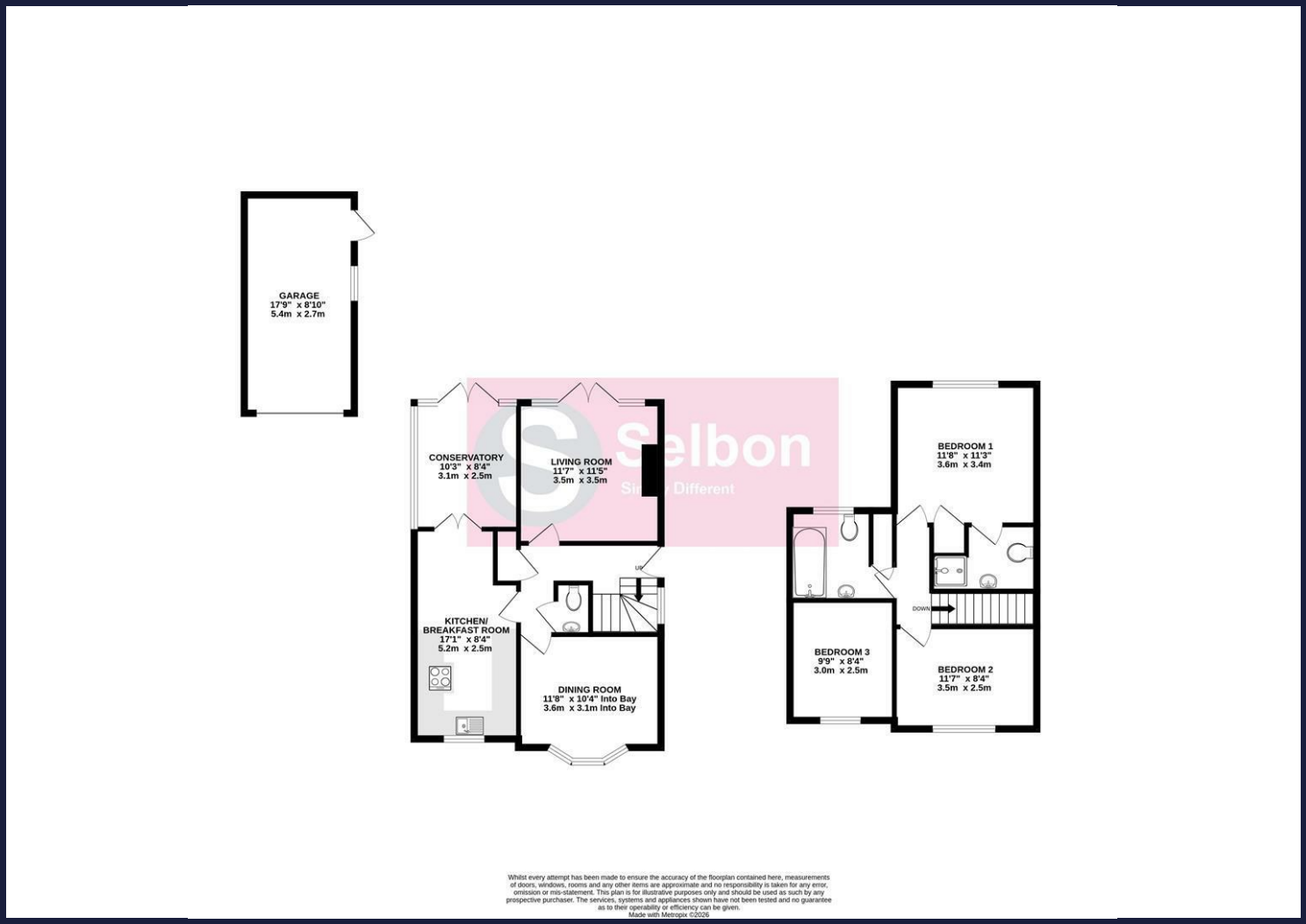








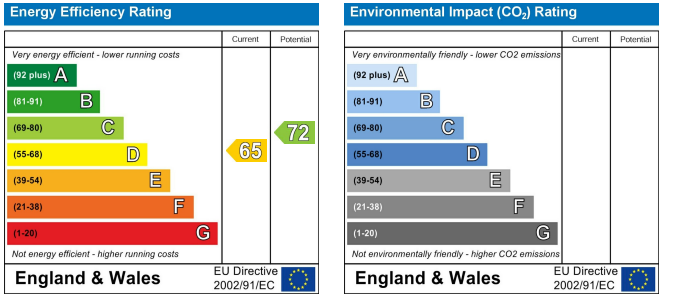
Floor Plans



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

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Council Tax Band: E