



Selbon

Simply Different

Burnside, Fleet,
Hampshire, GU51 3RE
Offers over £675,000 Freehold



01252 979300
Selbonproperty.co.uk

- Sought After Location
- Open Plan Refitted Kitchen/Dining/Living Room
- Garden Studio
- 95ft Rear Garden backing onto Oakley Park
- Double Glazing and Gas Central Heating
- Spacious and Flexible Accommodation
- Two Refitted Bathrooms
- Cul-De-Sac Location
- Driveway Parking and Garage
- Close Proximity of Fleet High Street and Train Station

Selbon Estate Agents are delighted to offer to the market this three/four-bedroom detached home which is situated within a sought-after cul-de-sac location in Fleet. Benefits to this property include a 95ft enclosed rear garden which backs onto Oakley Park, ample driveway parking, an open plan kitchen/dining/living room and scope to extend STPP.

Accommodation comprises of a generous entrance hall which sets the scene for exploring this property. The 18ft kitchen/dining room has been finished to a high standard and offers a range of units, a breakfast bar, oak work surfacing, underfloor heating, integrated appliances, additional appliance space and wonderful views with access to the rear garden. The living room offers a feature fireplace, oak flooring and bi-folding doors. The ground floor accommodation is finished with the conservatory, study/bedroom four and a refitted downstairs W.C.

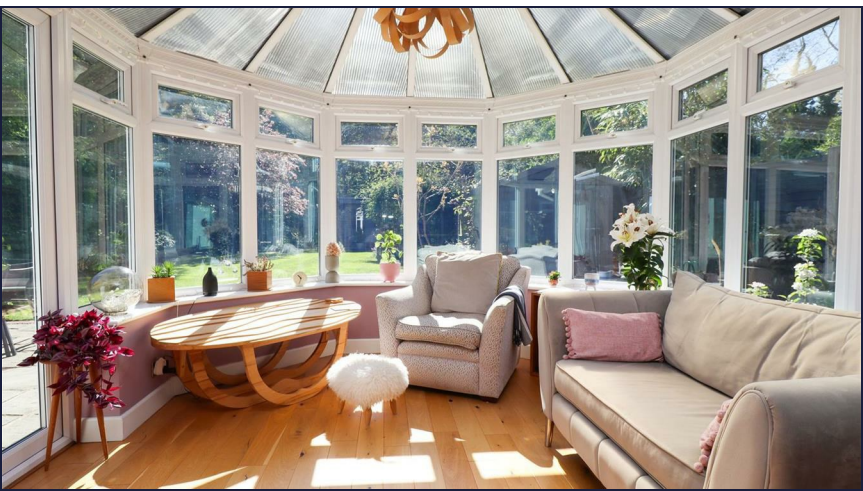
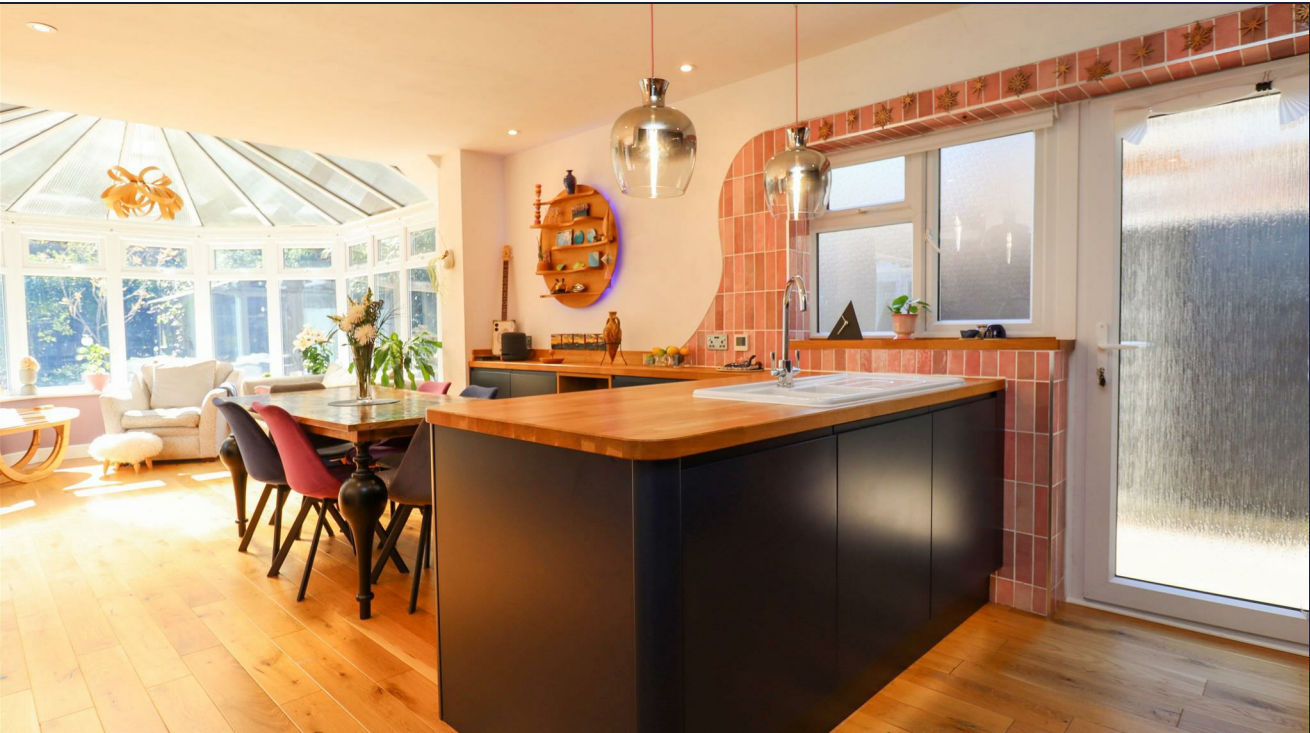
On the first floor you have a beautiful galleried landing and three generous bedrooms which all benefit from built in wardrobes. The dual aspect main bedroom offers a refitted en-suite shower room. The accommodation on the first floor is finished with the family bathroom that has been refitted to offer a walk-in shower, bath, toilet and basin.

The charming 95ft rear garden is mainly laid to lawn with well-established flowers, shrubs, and trees throughout. The garden offers a high degree of privacy, with a spacious patio area ideal for al fresco dining at the rear of the property and a second patio at the bottom of the garden. At the rear of the garden a useful 18ft garden studio can be found which offers power and the opportunity to be used as a home office, gym or games room.

At the front of the property, you have a small lawn area and a delightful stream with a bridge leading to the driveway. At the rear of the garage area the owners have created a useful utility room with power and water.









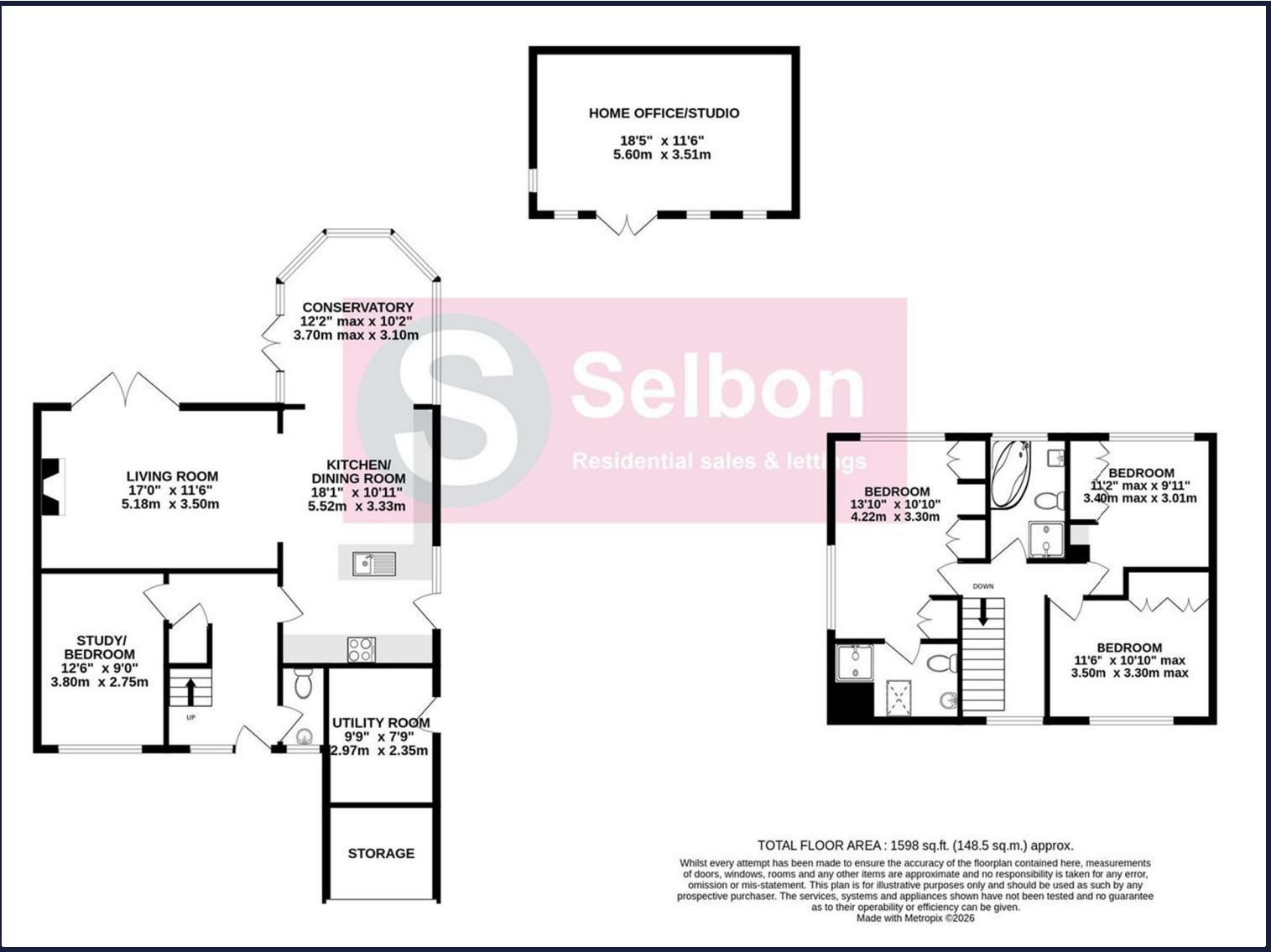




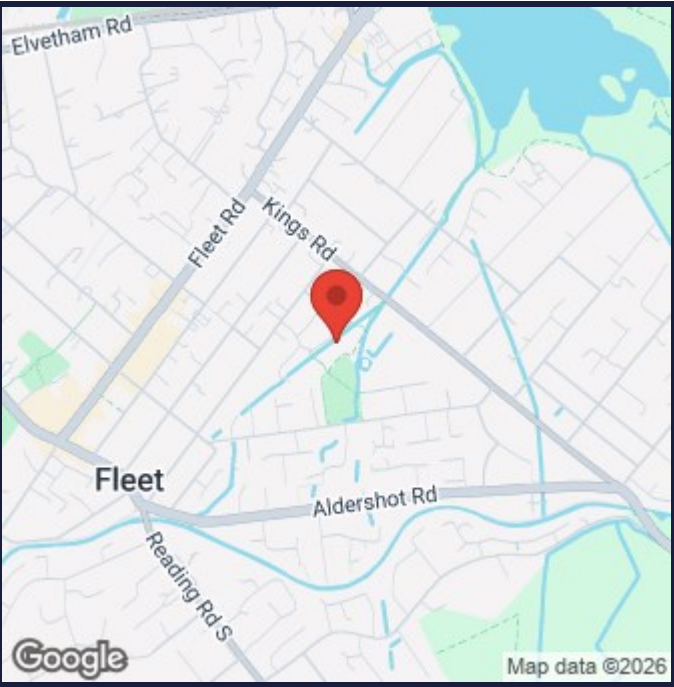




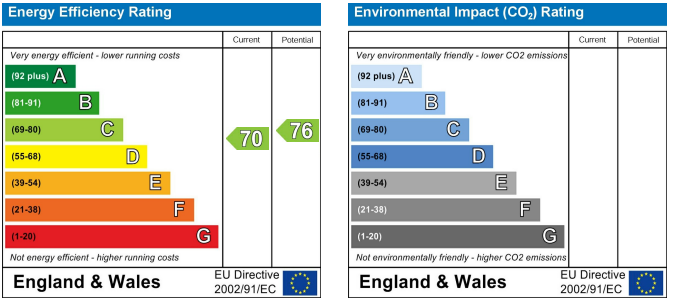
Floor Plans



Area Map



Energy Performance Graph



Council Tax Band: F

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